



14 Beetham Place, Blackpool,
FY3 8HL

£129,950

A smart, modernised semi-detached home is ideally positioned in a more peaceful cul-de-sac setting. This beautifully presented three bedroomed semi-detached house blends 1930's character and series of modern upgrades.

The features a modern extended fitted upgraded kitchen, three bedrooms, a modern shower room, and two versatile reception rooms. Externally, there is the added benefit of off-street parking and a private lawned garden to the rear.

Perfectly located, this lovely home is just 0.6 miles from Victoria Hospital and the award-winning Stanley Park. Layton Centre is also within easy reach (Just one-third of a mile away), providing a wide range of local shops and amenities.

- **THREE** bedrooms; Two reception rooms
- **EXTENDED** fitted kitchen
- Modern shower room
- UPVC double glazed; Off street parking
- Quieter Cul-de-sac location
- Close to Layton Centre; Close to Victoria Hospital
- Close to **STANLEY PARK**

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Porch: UPVC double glazed windows and composite double glazed front door.

Lounge: 15'10" x 11'10" (4.83 m x 3.61 m) Coved ceiling, UPVC double glazed bay window, Double doors to:-

Dining Room: 10'8" x 10'4" (3.25 m x 3.15 m) UPVC double glazed bay window.

Kitchen: 12'3" x 6'10" (3.73 m x 2.08 m) Extended and modernised, featuring new units and worktops, black glass sink surround with integrated stainless steel bowls. Integrated appliances to include Bosch dishwasher, Hotpoint fridge, Touch control electric hob and Touch screen extractor. In addition there is plumbing for a washing machine, Understairs storage and a composite rear door.

First Floor:

Landing: Picture rail, UPVC double glazed window.

Bedroom 1: 13'3" x 11'3" (4.04 m x 3.43 m) UPVC double glazed bay window.

Bedroom 2: 13'0" x 11'2" (3.96 m x 3.40 m) UPVC double glazed bay window.

Bedroom 3: 7'0" x 6'2" (2.13 m x 1.88 m) UPVC double glazed window.

Shower Room: Comprising; Shower cubicle, Vanity wash basin, Low flush WC, Tiled and panelled walls, Built in storage cupboard, Panelled ceiling, UPVC double glazed window, Heated 300 watt towel rail/radiator for both heating and drying.

Outside:

Front: Concrete for ease of maintenance.

Rear: Mostly lawned, Concrete patio, Brick outbuilding.

Heating: There is no fixed heating system. The current owner preferred to adopt a more modern style of heating. To the heat the water there is a more efficient 'on-demand' 'Stieble' water heater and for home heating the owner a more efficient free-standing system to move the whole house further towards modern thinking of electric only.

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1954.73 (2026/27)



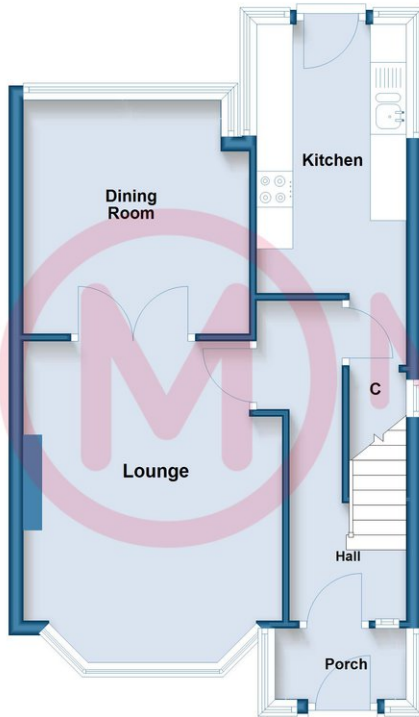
Directions: Travel north along Whitegate Drive. At the lights turn right into Newton Drive, after going through the traffic lights at Collingwood Avenue turn first left onto Layton Road turn sixth right onto Beetham Place.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Plan produced using PlanUp.

Beetham Place

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