



59 Beaufort Avenue, Bispham,
Blackpool, FY2 9AT

Guide Price £80,000

****ATTENTION INVESTORS ** A Three Bedroom Semi, just one road back from the Promenade...CASH BUYERS ONLY - due to structural movement and sprayfoam in roof PLEASE NOTE: This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).**

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

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81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498



sales@mcdonaldproperty.co.uk
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- **Three Bedrooms**
- **Two Reception Rooms**
- **Kitchen**
- **UPVC double glazing**
- **Gas central heating**
- **Gardens - Westerly facing rear**
- **Garage**

Hall: UPVC double glazed door

Lounge: 13'0" x 10'5" (3.96 m x 3.17 m) Recessed fireplace, Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Dining Room: 13'8" x 10'5" (4.17 m x 3.17 m) Recessed fireplace, Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Kitchen: 13'10" x 5'6" (4.22 m x 1.68 m) Wall and base cupboard units with complementary roll edge worktops, One and a half bowl sink, Built in oven and hob with extractor, Plumbed for washing machine, UPVC double glazed windows and door, Radiator.

First Floor:

Landing: Loft access, UPVC double glazed window.

Bedroom 1: 13'0" x 10'5" (3.96 m x 3.17 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 2: 13'8" x 10'5" (4.17 m x 3.17 m) Built in wardrobes, Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 3: 6'9" x 5'9" (2.06 m x 1.75 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with shower over, Vanity wash basin, built in cupboard, UPVC double glazed window.

Separate WC: Low flush WC, UPVC double glazed window.

Outside:

Front: Laid to lawn.

Rear: Westerly facing, Mainly paved.

Parking: Garage and private drive.

Heating: Gas central heating (NOT TESTED).

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

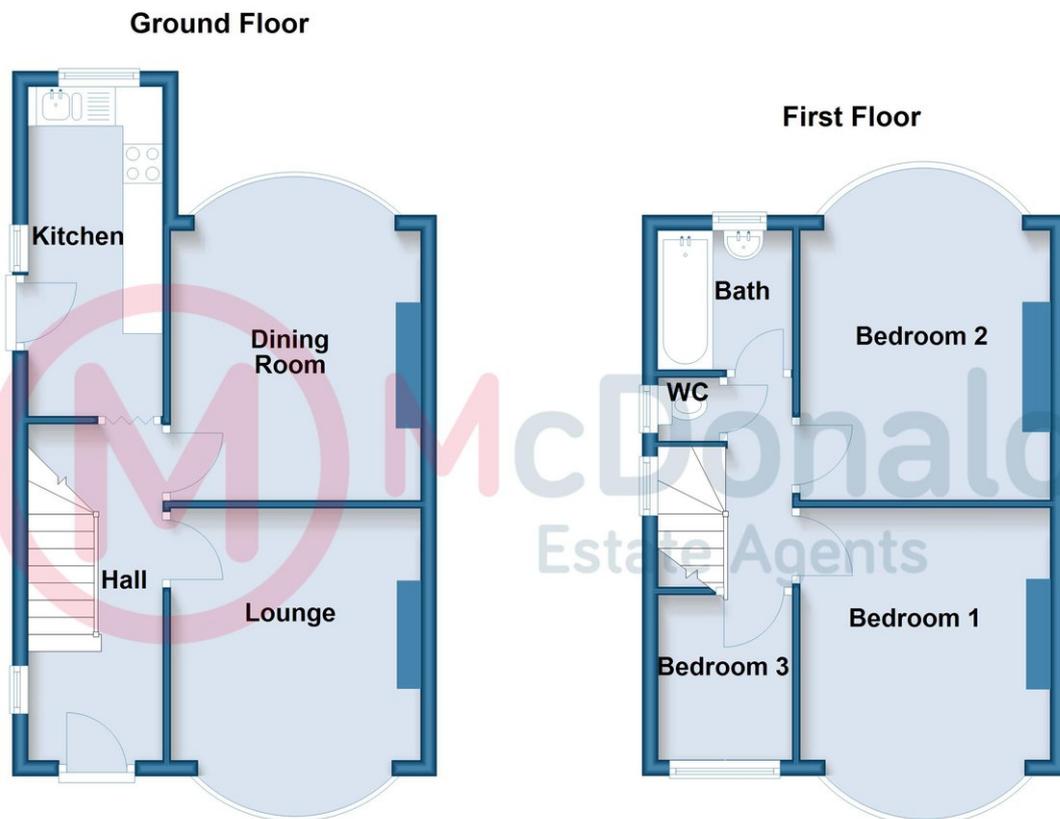
Council Tax: Band - B £1954.73 (2026/27)



Directions: From our office on Red Bank Road, proceed towards the seafront and turn first right into Beaufort Avenue.

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.



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Plan produced using PlanUp.

Beaufort Avenue

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