



House - Semi-Detached (EPC Rating: C)

**35 BEECHFIELD AVENUE, BLACKPOOL, FY3  
9JE  
PCM  
£950 PCM**

# 3 Bedroom House - Semi-Detached located in Blackpool

A beautifully presented three-bedroom semi-detached character home, ideally situated on the popular Beechfield Avenue, close to Victoria Hospital and Stanley Park. Offering generously proportioned accommodation throughout, this traditional family home is perfect for small families seeking both space and convenience.

The ground floor features a spacious bay-fronted living room with an ornamental fire set within an attractive Adam-style fireplace, creating a warm and welcoming focal point. To the rear is a superb open-plan kitchen and dining/family room, providing a versatile space for everyday living and entertaining. The kitchen is fitted with an electric oven, gas hob and extractor hood, with space for both a washing machine and fridge freezer. French doors open onto a low-maintenance enclosed rear garden arranged over two levels, complete with a useful brick outhouse.

Upstairs, the property offers two generous double bedrooms, a well-proportioned single bedroom, and a four-piece family bathroom comprising a bath with shower attachment, separate shower cubicle, wash basin and WC.

Further benefits include gas central heating via a combination boiler, full double glazing, and a high standard of presentation throughout.

Rent: £950.00 per calendar month Bond: £1095.00 Holding Deposit: £215.00

All applicants will need a working, homeowner guarantor to support your application. All tenants and guarantors are to meet the affordability criteria. This is calculated per property depending on the rent

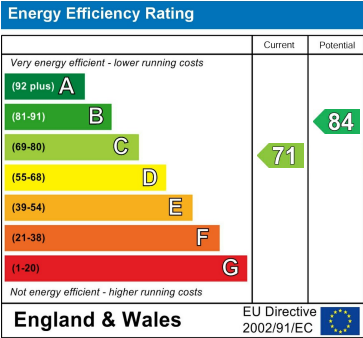




Council Tax Band

B

Energy Performance Graph



Call us on

01253 886444

hello@lsblackpool.com  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.