



50 Beaufort Avenue, Bispham,
Blackpool, FY2 9HG

£184,950

Proudly elevated away from the hubbub of daily life, yet still superbly positioned just one road back from the Promenade - with the sea front in sight - and only around 300m from Red Bank Road with all its amenities, a Traditional Dormer Bungalow style property with a **BEAUTIFUL** back garden.

The property is immaculately presented throughout, and also boasts superb modern Kitchen and Bathroom facilities

- Lounge
- Modern Dining Kitchen
- Modern Bathroom
- Three Bedrooms
- UPVC double glazing
- Gas central heating
- Gardens - around 50' to the rear



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Vestibule: Meter cupboard, UPVC double glazed windows and door.

Hall: Coved ceiling, Radiator.

Lounge: 17'1" x 13'5" (5.21 m x 4.09 m) Feature fireplace with inset living flame gas fire, Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Dining Room: 15'9" x 8'10" (4.80 m x 2.69 m) TV point, UPVC double glazed windows, Radiator. Open plan to:-

Kitchen: 10'6" x 9'2" (3.20 m x 2.79 m) Superb, modern wall and base cupboard units with complementary worktops, Single drainer stainless steel sink with mixer tap, Built in oven and hob with extractor, Plumbed for washing machine, UPVC double glazed windows and door, Recessed lighting.

Bedroom 1: 14'9" x 13'5" (4.50 m x 4.09 m) Fitted wardrobes, Wash basin, Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 2: 10'9" x 8'4" (3.28 m x 2.54 m) Built in wardrobe, Coved ceiling, UPVC double glazed window, Radiator.

Bathroom: Modern three piece bathroom comprising; Panelled bath with mixer tap shower, Vanity wash basin, Low flush WC, Recessed lighting, UPVC double glazed window, Radiator.

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

First Floor:

Landing: Eaves storage.

Bedroom 3: 14'5" x 12'6" (4.39 m x 3.81 m) UPVC double glazed windows, Radiator, Fitted Wardrobes

Outside:

Front: Concrete pathways and flowered beds.

Rear: A beautiful rear garden over 50ft, Laid to a combination of lawns and patio areas with flowerbeds and borders.

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 - D £2513.22 (2026/27)



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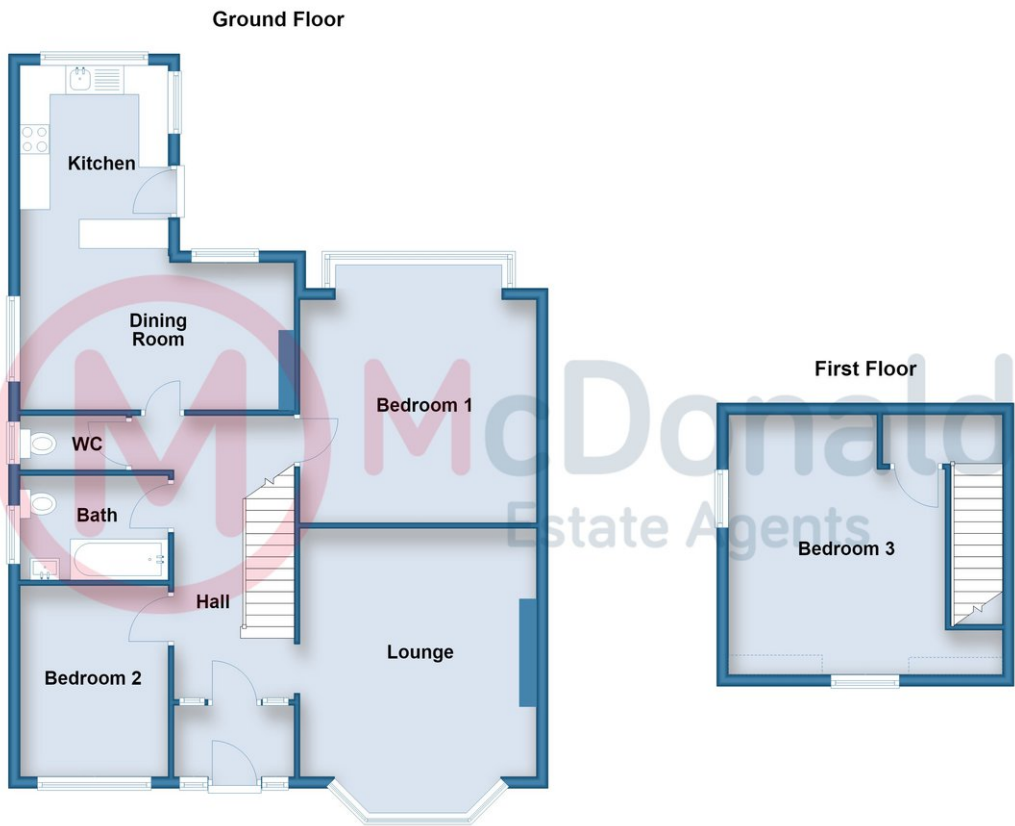


Directions: From our office on Red Bank Road, continue towards the promenade and Beaufort Avenue can be found first on the right hand side.

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		81
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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