



**27 Beardshaw Avenue, Marton**

Blackpool

Offers Over **£125,000**

# 27 Beardshaw Avenue

Marion, Blackpool

Well presented and ready to walk into mid terraced house, which would be ideal for a first time buyer or a buy to let Investor. Situated in a popular and convenient location. Just off Ansdell Road close to local shops, schools, public transport and other local amenities. The accommodation comprises entrance hall, lounge, dining kitchen. The first floor has two bedrooms and a modern bathroom. The property has a gas central heating system installed and the windows are UPVC double glazed. Front garden area and approximately 40' enclosed rear garden. To fully appreciate the accommodation on an internal inspection by appointment is strongly advised.

**Council Tax band: A**

**Tenure: Freehold**

- **Approximately 40' Rear Garden**
- **Well Presented & Ready to Walk into**
- **Conveniently placed for shops, schools and public transport**
- **Dining Kitchen**
- **Modern Bathroom**





### Entrance Hall

13' 4" x 3' 1" (4.06m x 0.94m)

Wooden laminate flooring, built-in meter cupboard, radiator and staircase to first floor landing.

### Lounge

12' 1" x 11' 7" (3.69m x 3.53m)

UPVC double glazed walk in bay window to the front elevation, wooden laminate flooring, cornice style ceiling, double radiator.

### Dining Kitchen

13' 3" x 15' 3" (4.04m x 4.65m)

Fitted with a matching range of modern base and eye level units with round edged worktops, one and a half bowl single drainer sink with mixer tap, built-in electric oven with four ring electric hob with extractor hood over. Plumbing for automatic washing machine and space for fridge freezer. Wall mounted concealed Combi boiler, UPVC double glazed window to the rear elevation, double doors, leading to Garden.





### **Landing**

5' 5" x 6' 4" (1.66m x 1.92m)

### **Bedroom 1**

10' 6" x 15' 3" (3.2m x 4.65m)

UPVC double glazed window to the front elevation, double radiator. Fitted with a range of wardrobes with hanging rails, shelving and drawers.

### **Bedroom 2**

10' 5" x 8' 8" (3.18m x 2.63m)

UPVC double glazed window to the rear elevation, cornice style ceiling, radiator and built-in wardrobes.

### **Bathroom**

7' 6" x 6' 3" (2.29m x 1.9m)

Fitted with a three-piece modern white suite comprising panelled bath with shower attachment over, pedestal wash hand basin and low flush WC. Wall mounted heated towel rail and UPVC double opaque glazed window to the rear elevation.

### **Other points of interest**

We are verbally informed by the vendor of the following information;

The property was built in approximately 1935.

The boiler was installed in 2021 and is located in the kitchen.

The property has got CAVITY WALL INSULATION

The property is on a WATER METER





#### **FRONT GARDEN**

Enclosed front garden with gravelled area and concrete pathway leading to front entrance door.

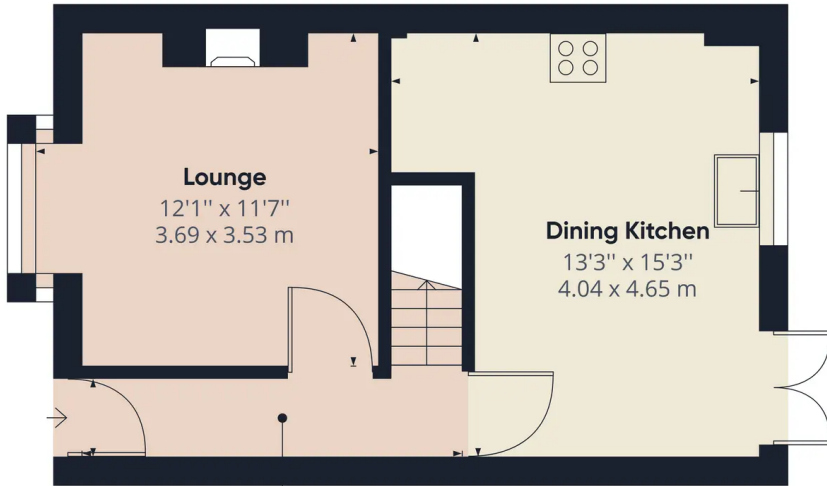
#### **REAR GARDEN**

Approximately 40' enclosed rear garden with paved and gravelled area, panelled fencing and rear gated access.

#### **ON ROAD**

1 Parking Space





**Hallway**  
13'3" x 3'1"  
4.06 x 0.94 m

Floor 1

Approximate total area<sup>(1)</sup>  
369.64 ft<sup>2</sup>  
34.34 m<sup>2</sup>

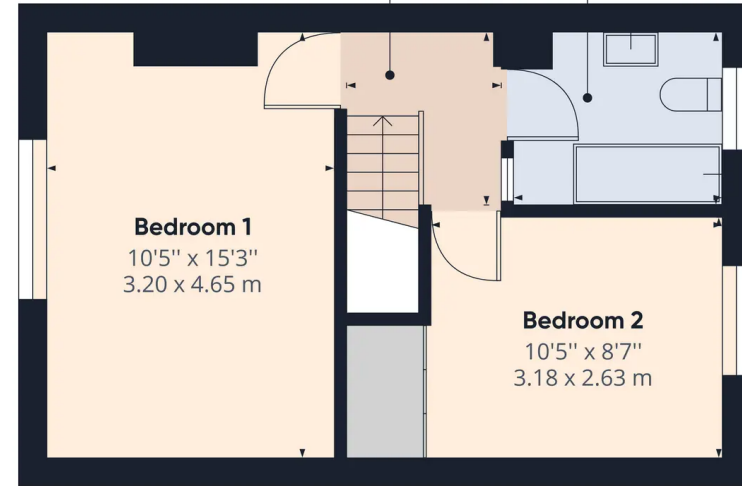
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**Landing**  
5'5" x 6'3"  
1.66 x 1.92 m

**Bathroom**  
7'6" x 6'2"  
2.29 x 1.90 m



Floor 2

Approximate total area<sup>(1)</sup>  
338.68 ft<sup>2</sup>  
31.46 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**Hallway**  
13'3" x 3'1"  
4.06 x 0.94 m

Floor 1

Approximate total area<sup>(1)</sup>  
708.32 ft<sup>2</sup>  
65.80 m<sup>2</sup>

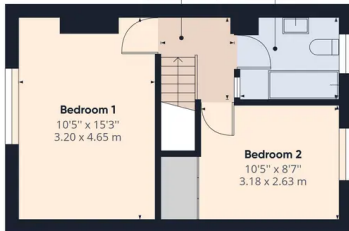
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**Landing**  
5'5" x 6'3"  
1.66 x 1.92 m

**Bathroom**  
7'6" x 6'2"  
2.29 x 1.90 m



Floor 2



## Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road - FY4 2HH

01253 401111

[info@stephentew.co.uk](mailto:info@stephentew.co.uk)

[www.stephentew.co.uk](http://www.stephentew.co.uk)

