

McDonald
Estate Agents
Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 **398 498**
sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk

BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN BLACKPOOL
2022 IN BLACKPOOL
2021 IN BLACKPOOL

83 Beech Avenue, Warton, PR4 1BY

£270,000

Situated in a pleasant cul-de-sac location in Warton. This well-presented and rare DETACHED dormer bungalow is ready for you to put your own stamp on it.
In addition, the property briefly comprises THREE DOUBLE bedrooms, two reception rooms, including a LARGE lounge, together with a fitted kitchen and bathroom. Further benefits include UPVC double glazing, gas central heating, off-street PARKING and a GARAGE, making this an appealing home in a desirable residential setting.

The property is conveniently located within 1/3 mile of BAe Systems and then just 2.5 miles from Lytham St Annes.







- **THREE bedrooms**
- **TWO reception rooms**
- **Fitted kitchen**
- **LARGE lounge**
- **Parking PLUS garage.**
- **UPVC double glazing**
- **Gas central heating**
- **Three smoke alarms**
- **Cul-De-Sac location**

The Property Ombudsman

Award winning property sales since 1948.

Hall: Meter cupboard, Coved ceiling, UPVC double glazed front door, Radiator.



Lounge: 14'11" x 12'3" (4.55 m x 3.73 m) Large lounge with excellent natural light, Feature stone fireplace with electric display fire and surround extending to alcoves to form display area, Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 1: 11'8" x 10'0" (3.56 m x 3.05 m) Coved ceiling, UPVC double glazed window, Radiator.

Bathroom: Comprising; Cast iron bath with overhead shower, Pedestal wash basin, Low flush WC, Part tiled walls, UPVC double glazed window, Radiator.



Bedroom 2: 12'5" x 8'1" (3.78 m x 2.46 m) UPVC double glazed window, Radiator.

Kitchen: 9'10" x 8'11" (3.00 m x 2.72 m) Fitted wall and base cupboard units with ample storage on both sides, Complementary roll edge worktops, Ceramic 'Belfast' style sink, Plumbed for washing machine, Concealed gas central heating boiler, Part tiled walls, Two UPVC double glazed windows.

Dining Room: 12'6" x 12'0" (3.81 m x 3.66 m) Staircase to the large dormer bedroom, Coved ceiling, Double glazed patio doors.



First Floor:

Landing:

Bedroom 3: 15'8" x 11'7" (4.78 m x 3.53 m) Large double dormer bedroom, Two UPVC double glazed windows, Two radiators. Additional eaves storage.

Rear Porch: UPVC double glazed windows and rear door.



Outside:

Front: Lawned with flowerbed to border. Outside light.

Rear: Lawned, Flowerbeds to border with numerous established plants, shrubs and a variety of trees. Excellent level of privacy to provide a lovely relaxing outdoor space. Outside tap.

Garage: Detached concrete sectional garage with additional parking to the feature stone driveway



Heating: Gas central heating (Gas Safe 'top-tier rated' boiler, installation certificate dated 2015 available for review and the system is checked by British Gas annually under a Homecare service contract)

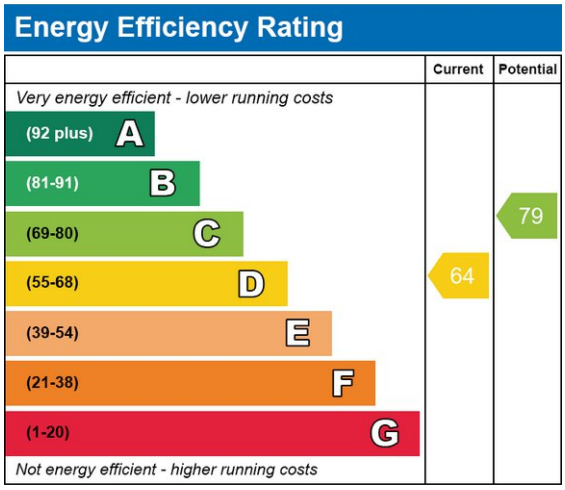
Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

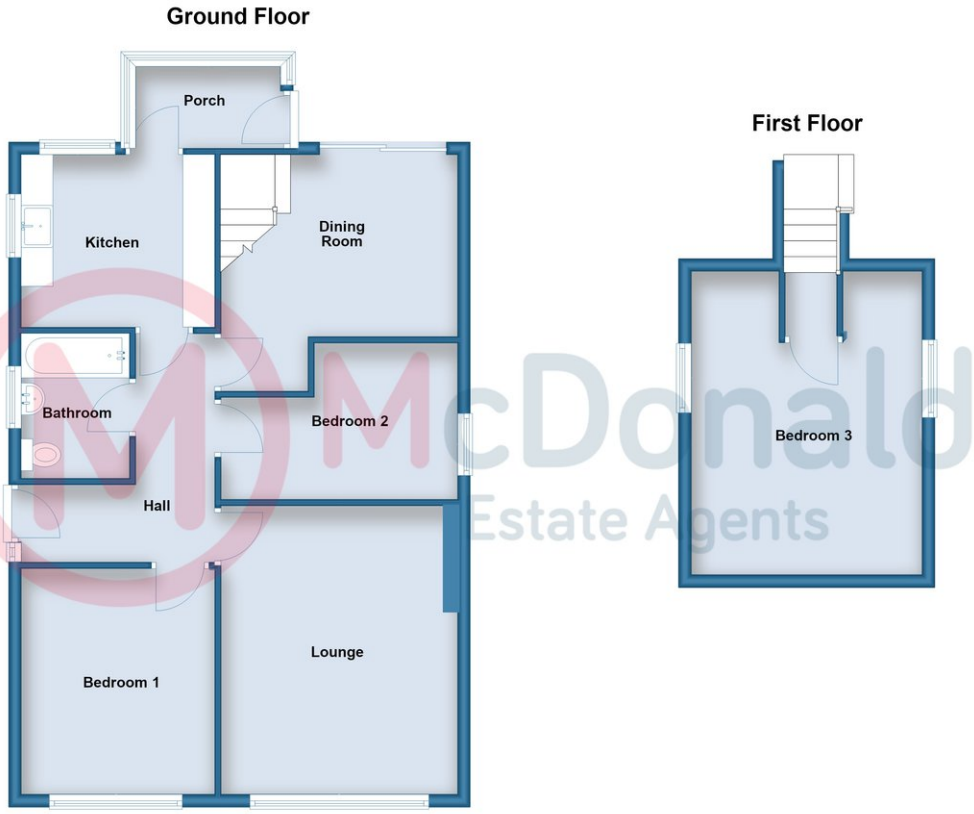
Council Tax: Band D / Charges for 2026/27 are £2,464.22 per year

Directions: From Lytham Windmill take East Beach heading east which continues into Preston Road and then Lytham Road (A584), take the fifth left into Ash Drive and then second left into Beech 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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