



6 Beardshaw Avenue, Blackpool,
FY1 6QA

£114,950

What an absolute gem!

Beautifully presented throughout, this stunning mid-garden terraced home is a true credit to the current owner, offering stylish, immaculate accommodation that's ready to move straight into.

The property features two **DOUBLE** bedrooms, each complete with its own vanity area, a contemporary shower room, and to the ground floor, a spacious lounge with bespoke seating to the bay window. The superb, modern fitted dining kitchen is perfect for everyday living and entertaining alike.

And then there's the cellar... ;-) ..it's a real talking point and a unique feature that has to be seen!

Externally, there are gardens to both the front and rear, with the rear garden also offering the potential for off-street parking.

Don't hesitate to book your viewing of this beautiful home.

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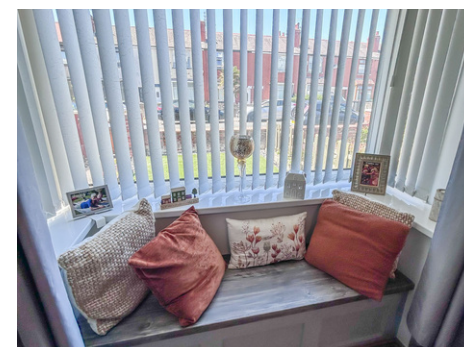
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- **Two DOUBLE bedrooms**
- **Lounge**
- **STYLISH fitted dining kitchen**
- **Modern Shower room**
- **UPVC double glazing**
- **Gas central heating**
- **Possible off street parking**
- **An immaculate home.**

Lounge: 14'11" x 11'10" (4.55 m x 3.61 m) Lovely fireplace with fire surround, Built in seating with storage to bay window, Wood effect laminate flooring, Double glazed composite front door, UPVC double glazed bay window, Radiator.

Inner Hall: Staircase.

Dining Kitchen: 14'10" x 10'9" (4.52 m x 3.28 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Colour coordinated sink, Understairs storage, Plumbed for washing machine and dishwasher, Part tiled walls, Wood effect laminate flooring, UPVC double glazed window and rear door, Feature radiator.

First Floor:

Bedroom 1: 15'1" x 10'1" (4.60 m x 3.07 m) Fitted base unit as vanity dresser to alcove, Built in wardrobe, Two UPVC double glazed windows, Double radiator.

Bedroom 2: 11'0" x 8'1" (3.35 m x 2.46 m) Vanity dresser unit, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Outside:

Front: Artificial lawn, Shaled borders.

Rear: Concrete for ease of maintenance, Two timber sheds, Over 37ft long.

Parking: Possible off street parking to the rear .

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 - A £1675.48 (2026/27)



Directions: Take Whitegate Drive to the traffic lights at Condor Grove and turn right. Carry straight on to the junction with Bloomfield Road, proceeding across onto Ansdell Road. Beardshaw Avenue is the fifth road on the left 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78



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Plan produced using PlanUp.

Beardshaw Avenue

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