



Bennetts Lane, Blackpool

Offers Over **£500,000**

Bennetts Lane

Blackpool

Situated in a highly sought-after location, this 4-bedroom detached house offers a remarkable combination of elegance and practicality. Boasting three reception rooms and a conservatory, this property provides ample space for entertaining guests or enjoying quiet moments of relaxation. The modern kitchen comes with a range of integrated appliances and a separate utility room provides plenty of space for all your needs. To the first floor you will find 4 generous sized bedrooms, and with two bathrooms, convenience and comfort are at the forefront of this home's design.

Step outside and discover a private driveway leading up to the property, with off-road parking to the front for multiple cars. The outside space is beautifully landscaped, featuring a combination of a well-maintained lawn and a flagged patio area. For those with a green thumb, a greenhouse is conveniently situated on the premises, along with a wooden shed for additional storage. Adding even more value to this exceptional property, a garage is available, complete with a storage room and two generously sized rooms on the first floor.

Overall, whether you seek a comfortable and spacious family home or a stylish space for social gatherings, the combination of the well-appointed interior and the charming outside area make this property a truly remarkable find. Don't miss this opportunity to own a house in a desirable location that offers both elegance and practicality.

Council Tax band: G

Tenure: Freehold

- Highly Sought After Location
- 3 Reception Rooms
- Conservatory
- 2 Bathrooms
- Off Road Parking
- Garage with Rooms above





Hallway

Spacious hallway with laminate flooring, radiator.

Lounge

25' 7" x 13' 1" (7.81m x 3.99m)

UPVC double glazed window to the front elevation, gas fire with surround, radiator, double doors leading into the dining room and uPVC double glazed doors leading onto the conservatory.

Conservatory

11' 3" x 9' 3" (3.43m x 2.81m)

Leading off from the lounge. UPVC double glazed windows and patio doors leading onto the garden.





Kitchen

11' 8" x 13' 9" (3.56m x 4.20m)

Matching range of base and wall units with fitted worktops, integrated oven, grill and five ring gas hob, fridge, dishwasher and one and half bowl sink with draining board and mixer tap. Breakfast bar with storage units. UPVC double glazed window to the rear elevation and door leading onto the garden. Tiled flooring and flushed ceiling spotlights.

Utility Room

6' 6" x 7' 9" (1.98m x 2.35m)

Leading off from the kitchen. Fitted worktop, integrated freezer, plumbing for washing machine. UPVC double glazed opaque window to the side elevation, fitted flooring and flushed ceiling spotlights.





Dining Room

10' 1" x 11' 1" (3.08m x 3.39m)

Leading off from the kitchen. Tiled flooring, radiator, uPVC double glazed window to the rear elevation and double doors leading into the lounge.

Billiard Room

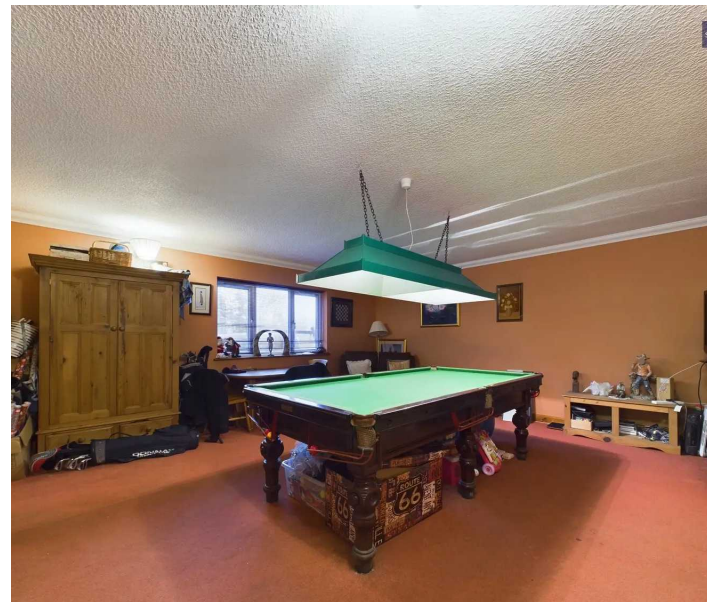
17' 9" x 16' 10" (5.41m x 5.14m)

UPVC double glazed window, radiator.

WC

3' 9" x 4' 1" (1.14m x 1.25m)

Ground floor WC and wash basin. Radiator and uPVC double glazed opaque window.





Landing

Bedroom 1

17' 6" x 17' 0" (5.33m x 5.18m)

UPVC double glazed window, radiator, loft access and en-suite.

En-suite

11' 8" x 10' 2" (3.56m x 3.10m)

Four piece suite comprising of low flush WC, wash basin, freestanding bath tub and enclosed shower cubicle. Fitted dressing table with drawers, radiator, uPVC double glazed opaque window and flushed ceiling spotlights.

Bedroom 2

14' 4" x 13' 2" (4.37m x 4.01m)

UPVC double glazed window to the front elevation, radiator.

Bedroom 3

10' 7" x 13' 2" (3.23m x 4.01m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom 4

10' 7" x 13' 2" (3.23m x 4.01m)

UPVC double glazed window to the rear elevation, radiator, loft access.



Bathroom

6' 5" x 11' 1" (1.95m x 3.37m)

Four piece suite comprising of low flush WC, wash basin, bath and enclosed shower cubicle. UPVC double glazed opaque window to the rear elevation, radiator and flushed ceiling spotlights.





FRONT GARDEN

Private driveway leading up to the property with off road parking to the front.

REAR GARDEN

Laid to lawn and flagged patio area, greenhouse and wooden shed for storage.

Garage

Garage with separate storage room to the side and 2 spacious rooms to the first floor.

Off street

Off road parking to the front for multiple cars.







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