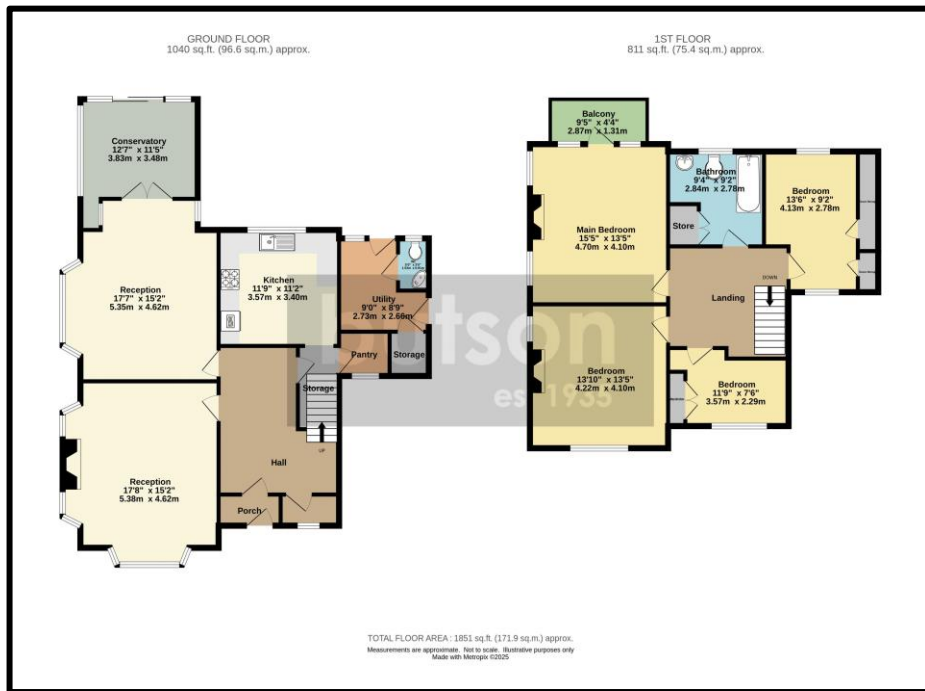




**201 NEWTON DRIVE,
BLACKPOOL,
FY3 8NU**

£485,000



Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to there accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



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Substantial detached family residence offering great potential, sitting within large, landscaped woodland gardens. No onward chain.

“Woodlands” is an imposing family home which presents a most exciting opportunity to create a stunning family home with some reimagining.

Offering character and sat within a most generous plot extending to approximately 0.7 acres.

The home has been very well maintained over the years and is situated in a most convenient residential location close to Blackpool Victoria Hospital, Stanley Park and shopping facilities. Both Blackpool and Poulton centres are within easy reach, as are good local schools and transport links. The layout briefly comprises a welcoming entrance hall, two reception rooms, conservatory and patio. Breakfast kitchen with pantry and utility room. Four bedrooms, the principal with balcony enjoying views of the rear gardens and family bathroom W.C.

The gardens must be viewed to be appreciated, with a good-sized front garden and driveway leading to a detached garage. Large, mature landscaped rear garden with additional woodland and pond.

Viewings come highly recommended via the Agent.



LOCATION: Occupying a prominent main road position overlooking playing fields and close to St Walburgas roundabout. Within easy walking distance to Blackpool Victoria Hospital and the award-winning Stanley Park and its golf course. The property is in a convenient location for access to Blackpool, and Poulton centres and the M55 motorway link.

ACCOMMODATION: Ground floor; Entrance porch opening into a spacious hallway with cloakroom and stairs leading off. The light and airy front reception room has a box bay window and feature Inglenook style fire. French doors lead into a traditional dining room again with box bay window, Inglenook style fireplace and French doors to a good size conservatory. Fully fitted kitchen with a good range of high and low level units and tiled flooring. Utility room with separate pantry, storeroom and W.C.

First Floor; Three good sized double bedrooms, the principal with balcony overlooking the rear gardens. Single bedroom/study, modern, fully tiled family bathroom with corner shower and curved bath.

OUTSIDE: Good sized lawned front garden with mature borders and wide driveway which provides ample parking facilities and access to the garage. The magnificent, landscaped rear garden has well maintained lawns with mature borders and central flower bed. Beyond the formal rear garden lies an enchanting woodland with natural pond.

SERVICES: All mains services are connected. Gas central heating and double-glazing are installed.

COUNCIL TAX BAND: The property is listed as Band G (Blackpool Council).

TENURE: Tenure of the property is Freehold.

VIEWING: By telephone appointment strictly through the Agent's office.