



**42 BENEDICT DRIVE
BLACKPOOL
FY3 0EN**

£165,000



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*** NO CHAIN - MODERN MEWS STYLE HOUSE***

THIS DELIGHTFUL TWO BEDROOM PROPERTY IS LOCATED ON THE QUIET AND WELL MAINTAINED HIGHCROSS PARK DEVELOPMENT BY WAINHOMES, ON THE BORDER OF POULTON AND STAINING.

THE PROPERTY IS A MUST FOR A YOUNG FAMILY, FIRST TIME BUYER OR PERHAPS INVESTMENT. WELL PRESENTED THROUGHOUT THE ACCOMMODATION COMPRISES, LOUNGE, GOOD SIZED KITCHEN/DINER, CLOAKROOM/W.C, TWO BEDROOMS AND A MODERN BATHROOM SUITE.

NEAT AND TIDY GARDEN AND PARKING FOR TWO CARS.

NO FORWARD CHAIN.

VIEWING IS A MUST TO APPRECIATE.



LOCATION: Situated in a quiet cul-de-sac on Benedict Drive which runs off Normoss Road on the Poulton border, ideal for local schools and transport links to Blackpool Victoria Hospital, Blackpool town centre, Poulton Le Fylde, and M55.

STYLE: Modern mews style house.

CONDITION: Well-presented throughout with neutral decor

ACCOMMODATION: Ground floor: Entrance hall, lounge with under stairs storage, good size kitchen/diner with high & low level units, built in cooker, gas hob, space for a fridge/freezer, plumbed for a washing machine and cloakroom/W.C. First floor; two bedrooms, bathroom/W.C with shower over bath. Loft access from landing with pull down ladder.

OUTSIDE: Front with parking for two vehicles. Good sized garden to the rear with lawn, patio seating area and wooden garden shed with access at the rear for bins.

SERVICES: All main services are connected, double glazing, gas central heating.

COUNCIL TAX : The property is listed as Band B (Wyre Council)

EPC RATING - B

TENURE: Leasehold with the remainder of 999yrs and a ground rent of £250 per annum, details of which are to be confirmed by the purchasers solicitor

VIEWING: Viewing is strictly through the Agent's office