



102 West Park Drive

, Blackpool, , FY3 9HU

£539,950

LUXURIOUS DOUBLE FRONTED FIVE BEDROOM DETACHED HOUSE OVERLOOKING STANLEY PARK OFFERING A COMPLETELY UNIQUE WAY OF LIVING WITH FLAWLESS PRESENTATION THROUGHOUT - TWO STUNNING RECEPTION ROOMS - STYLISH BREAKFAST KITCHEN - TWO BATHROOMS - GROUND FLOOR WC AND UTILITY ROOM - MULTI-CAR DRIVEWAY - GARAGE AND WEST FACING GARDENS.



Property Features

- Exquisite Double Fronted Five Bedroom Family Home
- Fabulous Living Room Overlooking Stanley Park
- Formal Dining Room,
- West-Facing Rear Garden
- Superb Location, Viewing A Must
-
-

Full Description

ENTRANCE VESTIBULE

Stunning double doors and original leaded glazed door to hallway.

HALLWAY

Imposing, spacious hallway with natural light from rear elevation window, beautiful return staircase to first floor, feature flooring laid in a heringbone pattern, coving to ceiling, under stairs storage cupboard, radiator.

LOUNGE

20' 4" x 13' 10" (6.22m x 4.22m) Two uPVC double glazed windows to side, uPVC double glazed bay window to front with open-aspect views, radiator, TV point, decorative walls and ceiling, feature granite fireplace housing a high-end remote controlled living flame gas fire.

DINING ROOM

13' 8" x 13' 5" (4.19m x 4.09m) UPVC double glazed bay window to front with open-aspect views, two uPVC double glazed windows

to side, radiator, fitted carpet, decorative walls and ceiling, feature ornate fireplace with black granite surround and hearth housing a living flame coal effect fire.

WC

UPVC double glazed window to rear, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, half height tiling to all walls, radiator, tiled flooring, decorative ceiling.

UTILITY ROOM

8' 11" x 6' 3" (2.74m x 1.91m) Fitted with a matching range of base and eye level units with worktop space over, plumbing for automatic washing machine, uPVC double glazed window to rear, radiator, laminate flooring, decorative walls and ceiling.

KITCHEN/BREAKFAST ROOM

17' 1" x 12' 11" (5.23m x 3.96m) Fitted with a matching range of high gloss base and eye level units with granite worktop space over, central breakfast island, ceramic sink unit with single drainer and mixer tap, space for fridge/freezer, two built-in electric ovens, built-in five ring gas hob, uPVC double glazed window to rear, radiator, tiled flooring, part tiled walls, decorative ceiling, uPVC double glazed door to garden.

LANDING

Feature UPVC double glazed window to rear, fitted carpet, decorative walls and ceiling.

BEDROOM 1

15' 5" x 13' 8" (4.72m x 4.19m) Professionally finished by an interior designer with a UPVC double glazed bay window to front overlooking Stanley Park, fitted bedroom suite comprising two double wardrobes with full-length mirrored sliding doors, fabulous wall and ceiling coverings with complimentary lighting.



BEDROOM 2

13' 8" x 11' 1" (4.19m x 3.4m) UPVC double glazed bay window to front overlooking Stanley Park, fitted with a range of wardrobes comprising two double wardrobes with full-length mirrored sliding doors, radiator, fitted carpet, decorative walls and ceiling, built in storage cupboard.

BEDROOM 3

13' 8" x 11' 3" (4.19m x 3.43m) UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes and desk unit, radiator, decorative walls and ceiling.

BEDROOM 4

11' 3" x 8' 0" (3.43m x 2.46m) UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes, drawers and overhead storage, radiator, fitted carpet, decorative walls and ceiling.

BATHROOM

11' 6" x 9' 4" (3.53m x 2.87m) Fitted with super-stylish four piece suite comprising; Jacuzzi bath set in tiled enclosure, twin vanity wash hand basins with base cupboard and overhead mirror, tiled walk-in double shower enclosure and low-level WC, heated towel rail, uPVC double glazed window to rear, tiled flooring, partially tiled walls, decorative ceiling.

WC

UPVC double glazed window to rear, low-level WC, tiled flooring.

SECOND FLOOR

LANDING

Skylight, fitted carpet, decorative walls and ceiling, opening to office area, door to en-suite shower room.

OFFICE/BEDROOM AREA

17' 1" x 8' 0" (5.23m x 2.44m) Skylight, fitted carpet, decorative walls and ceiling, fitted desk unit with drawers.



ENSUITE

12' 11" x 6' 3" (3.96m x 1.93m) Fitted with a modern three piece suite comprising shower cubicle, pedestal wash hand basin and low-level WC, tiled flooring, part tiled walls.

BEDROOM 5

16' 9" x 13' 1" (5.11m x 4.01m) Spacious double room with a skylight, fitted carpet, decorative walls and ceiling.

GARDENS

Landscaped rear garden with Indian paved patio leading to on to a central artificial lawned space, feature elevated fir tree, side access to the property and external lighting. To the front of the property is a paved driveway providing off road parking for multiple cars, two lawns with centralised pathway leading to front door and planted borders.

GARAGE

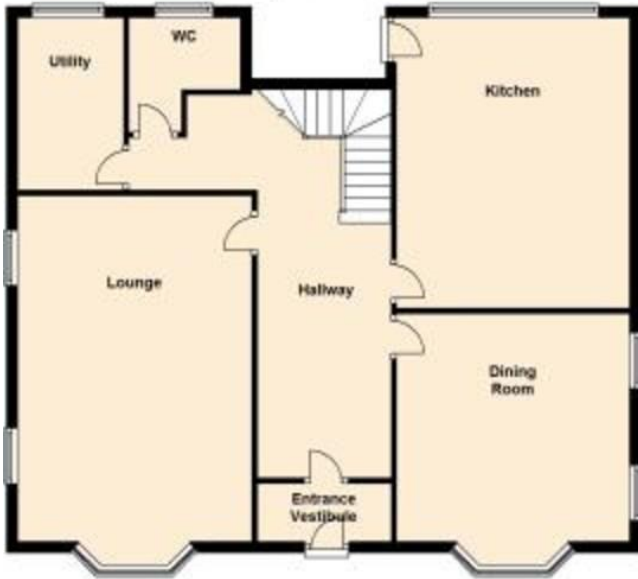
Single brick built garage with electric door, power and light and UPVC double glazed window to side.





Ground Floor

Approx. 95.5 sq metres (1050.0 sq feet)



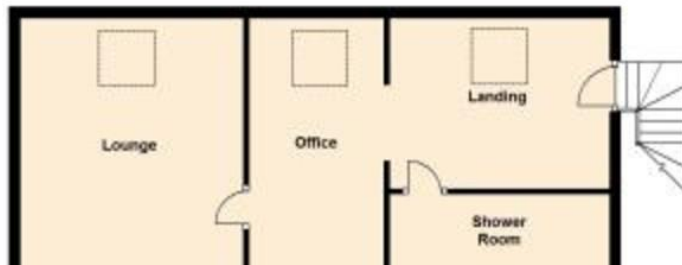
First Floor

Approx. 91.3 sq metres (982.9 sq feet)



Second Floor

Approx. 52.1 sq metres (563.9 sq feet)



%epcGraph_c_1_263%

29 Whitegate Drive
Blackpool
Lancashire
FY3 9AA

www.romanjamesstates.co.uk
01253 978888
info@romanjamesstates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements