



# NORTH PARK DRIVE, BLACKPOOL FY3

## £799,500

A Superior imposing detached residence set in large landscaped grounds in arguably the most desirable location in Blackpool overlooking Stanley Park golf course. With accommodation of simply grandiose proportions, this home built by craftsmen has been beautifully appointed throughout by the present owners whilst retaining a wealth of original features. Internal viewing is very highly recommended and will reveal accommodation that briefly comprises, A Grand Reception Hall, Three Reception Rooms, Large Conservatory, Robert Pallant Designed Fitted Kitchen/Diner, Utility Room, WC, Four Bedrooms, Superb Large First Floor Cinema Room, Bathroom + En Suite, Gas Central Heating, Double Garage & Driveway.





## GROUND FLOOR

**Vestibule:** Double main entrance doors.

**Reception Hall:** A grand spacious hallway with oak flooring, two designer radiators, turned staircase leading to the first floor.

**Lounge:** 18' 1" x 15' 10" (5.51m x 4.83m)

Beautiful cast iron fireplace, coved ceiling, oak flooring, bay window with leaded glass, two fireside windows, two radiators.

**Dining Room:** 17' 11" x 15' 10" (5.46m x 4.82m)

Period style fireplace, leaded bay window, radiator, oak flooring, beamed ceiling.

**Sitting Room:** Large glazed windows and doors from the hall and through to the conservatory, designer radiator, oak flooring.











## GROUND FLOOR

**Kitchen:** 16' 0" x 13' 3" (4.88m x 4.05m) A beautiful range of fitted wall and base units and island unit by 'Robert Pallant design' with complementary Corian work tops, breakfast bar, integrated appliances including a large fridge freezer, wine cooler and dishwasher, large range cooker with extractor over, tiled floor. Wide opening through to Diner/Breakfast room.

**Diner/Breakfast Room:** 11' 6" x 8' 6" (3.5m x 2.59m) Continuous tiled flooring from the kitchen, matching units, open plan with the inner hallway through to the conservatory.

**Utility Room:** 11' 10" x 6' 8" (3.60m x 2.03m) Fitted units with sink, plumbed for auto washer.







## GROUND FLOOR (CONTINUED)

**Cloaks/WC:** 7' 0" x 5' 7" (2.13m x 1.71m)

Pedestal wash hand basin and low flush WC. Oak flooring, designer radiator.

**Conservatory:** 23' x 9'9" (7m x 2.96m) A

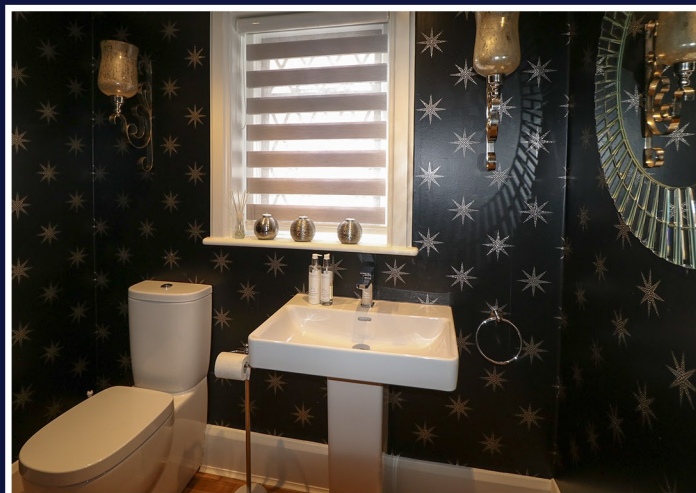
beautiful conservatory overlooking the garden. Oak flooring, two designer radiators.

## FIRST FLOOR

**Landing:** Spacious landing with a beamed ceiling and designer radiator.

**Cinema Room:** 23' 7" x 17' 9" (7.2m x 5.4m)

A superb large cinema room with fitted bar area, feature lighting, automated black out blind.



  
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## FIRST FLOOR (CONTINUED)

**Master Bedroom:** 18' 6" x 16' 0" (5.63m x 4.88m)  
Oak flooring, double radiator, leaded bay window, fitted wardrobes.

**En-suite:** 14' 9" x 10' 4" (4.50m x 3.16m)  
With shower cubicle, wash hand basin and low flush WC, half tiled walls, tiled floor, designer radiator.

**Bedroom 2:** 18' 1" x 15' 10" (5.51m x 4.82m)  
Leaded bay window, oak flooring, double radiator, coved ceiling.

**Bedroom 3:** 12' 7" x 11' 10" (3.83m x 3.61m)  
Widens into fitted wardrobes, oak flooring, radiator.

**Bedroom 4:** 16' 5" x 8' 10" (5m x 2.68m)  
Coved ceiling, oak flooring, double radiator.

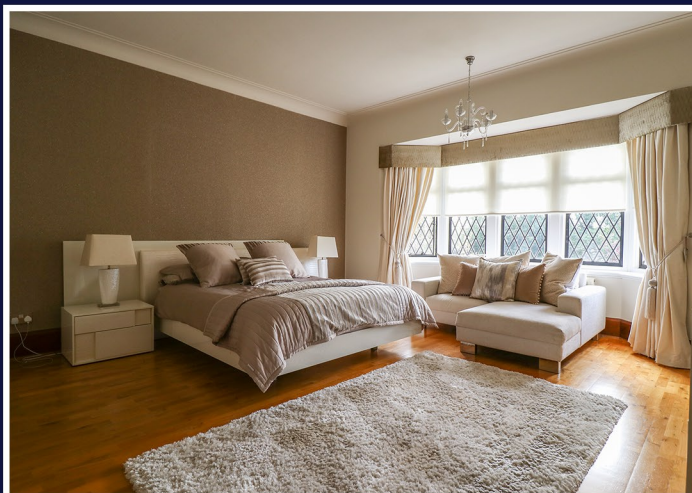
**Family Bathroom:** 18' 10" x 8' 6" (5.74m x 2.6m)  
Free standing large bath tub with hand held shower unit, Large shower enclosure, twin sinks, low flush WC, half tiled walls, two heated towel rails.

## OUTSIDE

**Front Garden:** Lawned front garden with established planted borders, mature trees shrubs and bushes. Large paved driveway with parking for several vehicles, paved paths.

**Rear Garden:** Beautiful large rear garden mainly lawned with a spacious stone paved patio area, fish pond with ornamental water fall, stream with ornamental water fall. Established planted borders with a wide variety of trees, plants, shrubs and bushes.

**Double Garage:** 23'6" x 17' 7" (7.17m x 5.37m)  
Remote controlled up and over door, personal access door.



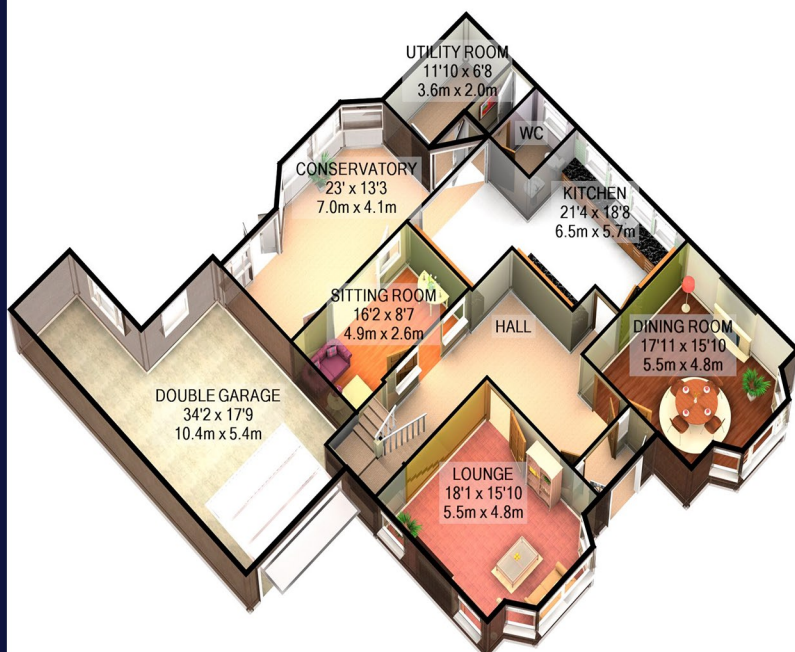




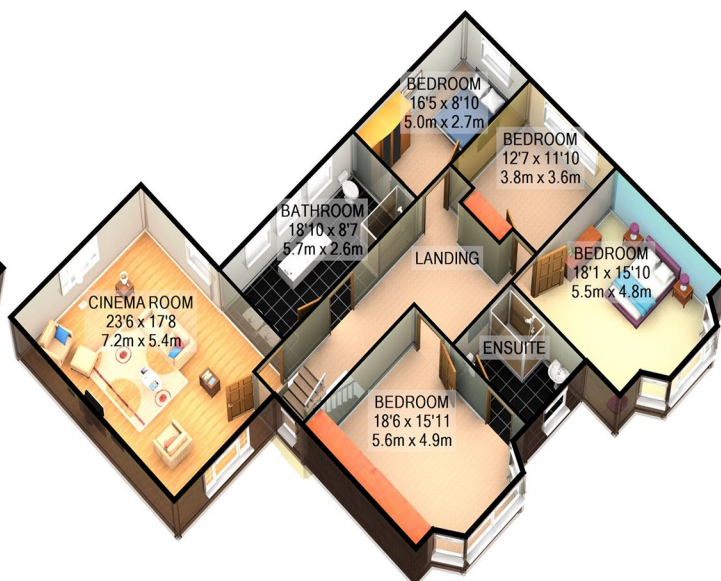








GROUND FLOOR



1ST FLOOR

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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AWAITING  
ENERGY PERFORMANCE CERTIFICATE

  
**MCKENZIE**  
THE REAL ESTATE AGENT

78 TOPPING STREET  
BLACKPOOL  
FY1 3AD

 **01253 499 007**

**MCKENZIEESTATES.CO.UK**  
**INFO@MCKENZIEESTATES.CO.UK**

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