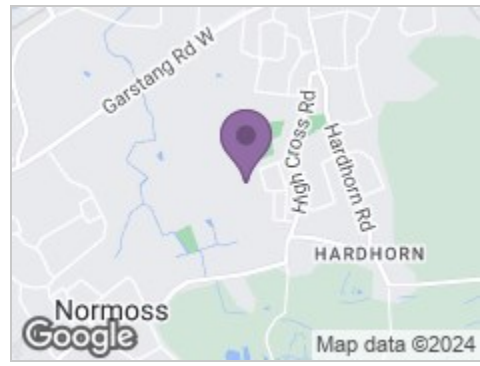


Road Map



Hybrid Map



Terrain Map



Floor Plan



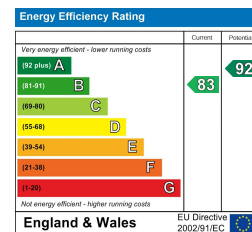
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 12/2024

Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



45 Benedict Drive  
Blackpool, FY3 0AF

Offers In The Region Of £365,000 4 2 2 B

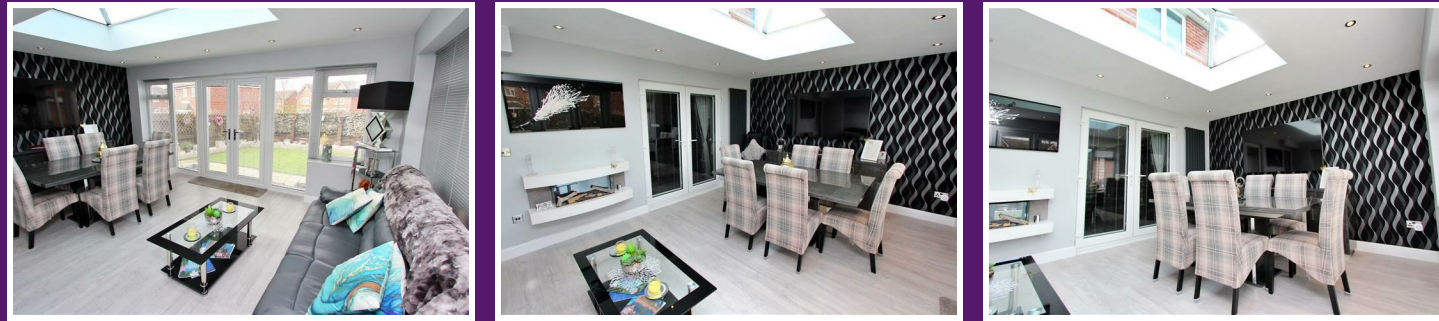




# 45 Benedict Drive

, Blackpool, FY3 0AF

## Offers In The Region Of £365,000



### Entrance Hall

Access via pathway from front garden. Stairs to front leading to first floor landing. Access to Lounge, Kitchen/Diner and Ground Floor WC.

### Ground Floor WC

Two piece suite comprising: Low flush wc, wash hand basin with mixer tap, tiled splashback, tiled floor and radiator. UPVC double glazed window.

### Lounge

20'4" x 11'5"  
UPVC double glazed window to the front. UPVC double glazed French style patio doors to rear, leading into Orangery extension. Carpet, ceiling lights and radiator.

### Kitchen/Diner

20'4" x 10'4"  
UPVC double glazed windows to front and rear. Wall and base units with worktop above. Five ring gas hob with electric double oven beneath and wall mounted extractor fan above. Stainless steel sink unit with mixer tap. Integral fridge and freezer. integral dishwasher. Under stairs storage cupboard. Access through to Utility Room. High Gloss floor tiles throughout, ceiling lights and radiator.

### Utility Room

8'4" x 5'4"  
Base units and stainless steel sink unit with mixer tap. Plumbed for washing machine and space for condensing tumble dryer. High Gloss floor tiles

throughout and ceiling lights. access through to Orangery

### Orangery

17'4" x 12'0"  
UPVC French style patio doors to rear, leading out to rear garden. UPVC double glazed windows to sky. Feature Lantern roof above. Luxury vinyl flooring, ceiling lights and feature electric fire. ideal space for dining or for 2nd reception room. Internal double doors leading into lounge.

### Landing

Stairs leading from ground floor entrance hall. Access to all first floor rooms. Loft access. Carpet and ceiling lights.

### Bedroom One

13'1" x 11'4"  
UPVC double glazed window to the front. Cupboard housing pressurised water cylinder. Access through to En-Suite. Carpet, ceiling lights and radiator.

### En-Suite

7'5" x 5'6"  
UPVC double glazed opaque window to front. Three piece suite comprising; walk in twin shower cubicle, low flush WC and pedestal wash hand basin. Tiled wall and floors, ceiling light and radiator.

### Bedroom Two

11'9" x 11'4"  
UPVC double glazed window to the front. Carpet, ceiling lights and radiator.

### Bedroom Three

UPVC double glazed window to the rear. Carpet, ceiling lights and radiator.

### Bedroom Four

8'9" x 8'4"  
UPVC double glazed window to the rear. Carpet, ceiling lights and radiator.

### Bathroom

8'2" x 5'6" (at widest point)  
UPVC double glazed opaque window to rear. Four piece bathroom suite comprising; panel bath, walk in single shower cubicle, pedestal wash hand basin and low flush WC. Tiled wall and floor. Radiator and ceiling light,

### Front Exterior

Wrap around lawn to front and side. Paved pathway leading to front door. Driveway to side providing off road parking and access to single garage

### Rear Exterior

Low maintenance rear garden with paved patio

and artificial lawn. Fitted pagoda. Open outlook rear.

### Detached Garage

Brick built detached garage with pitched roof. Up and over door to the front with lighting and power.

### Key Information

Tenure - Freehold  
\*Please note, the majority of properties on the estate are leasehold. The current property owners acquired the freehold at purchase in 2016\*  
EPC Rating - B  
Council Tax Band - E - Wyre Borough Council  
Property built in 2016.  
Orangery extension built circa 2020/21  
Within School Catchment for Hodgson Academy and Baines Endowed High School

