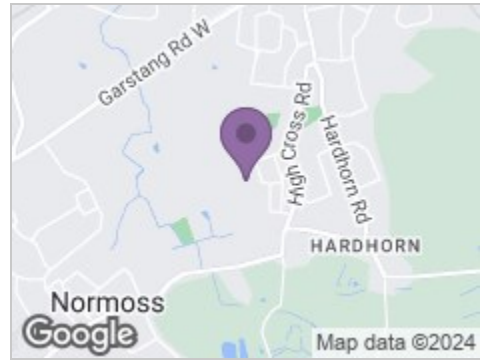


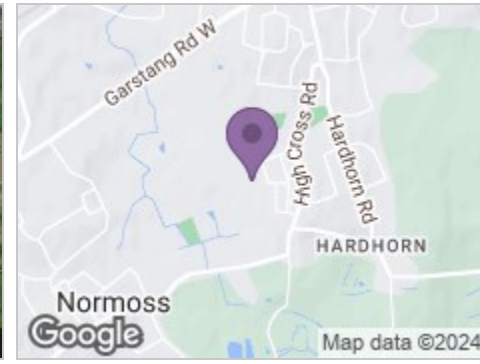
Road Map



Hybrid Map



Terrain Map



Floor Plan



53 Benedict Drive
, Blackpool, FY3 0AF

£325,000

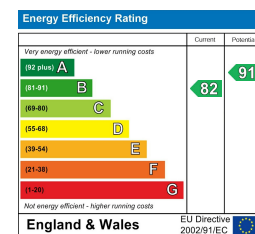


Viewings

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



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53 Benedict Drive

, Blackpool, FY3 0AF

£325,000



Front Exterior

Tarmac double driveway, neat lawn with established planted border and flagged pathway around property.

Rear Exterior

Private garden, largely laid to lawn with neatly tended established planted borders and raised decking & flagged patio. Fenced to boundaries with gated access to front.

Further Information

Tenure - Leasehold
Lease Term: 999 years from circa 2014
Ground Rent £365 Per Annum
EPC Rating - B
Council Tax Band - E

Entrance Hallway

Spacious hallway, offering access to lounge, ground floor washroom & kitchen diner with stairway to first floor. Carpet, ceiling lights and radiator.

Lounge

14'1" x 14'1"
UPVC double glazed bay window to front and UPVC single window to side. Carpet, ceiling lights and radiator.

WC

6'6" x 2'11"
Low flush WC and pedestal wash hand basin. Vinyl floor, ceiling light and radiator.

Open Plan Kitchen/Diner

21'4" x 9'6"
UPVC double glazed window to rear and UPVC French style double doors leading to rear garden. Stylish modern fitted kitchen and dining space comprising range of wall mounted and base units with laminate work surfaces. Featuring double electric fan oven, five burner gas hob with extraction above, dishwasher & stainless steel double sink and drainer with mixer tap. Internal doors to hallway and utilities room.

Utility Room

Access from kitchen/diner. Door to side providing exterior access.

First Floor Landing

UPVC double glazed window to front. Stairs leading from ground floor hallway to first floor landing. Access to all first floor rooms. Loft access. Carpet and ceiling lights.

Bedroom One

13'10" x 11'10"
UPVC double glazed window to front. Carpet, ceiling light and radiator. Access to En-suite.

En Suite

6'11" x 5'1"
UPVC double glazed opaque window to side. Three piece bathroom suite comprising; single shower unit, pedestal sink, button flush W.C. & heated towel rail. Tiled wall and floors.

Bedroom Two

11'3" x 9'10"
UPVC double glazed window to front. Carpet, ceiling light and radiator.

Bedroom Three

9'6" x 9'6"
UPVC double glazed window to front. Carpet, ceiling light and radiator.

Bedroom Four

7'0" x 12'1"
UPVC double glazed window to front. Carpet, ceiling light and radiator.

Family Bathroom

8'10" x 5'11"
UPVC double glazed opaque window to rear. Four piece bathroom suite comprising. double sized mains shower, bath, pedestal sink, button flush W.C. & heated towel rail. Tiled wall and floor.

Garage

Internal garage accessed via up and over doors featuring power and lighting.

