



## 53 Benedict Drive, Blackpool, FY3 0AF

We welcome to the market a spacious four bedroom detached family home situated in a quiet cul de sac location in the catchment area for well regarded schools. Briefly comprising entrance hall, downstairs Wc, lounge, open plan kitchen / dining, utility room and internal garage to the ground floor. On the first floor we have four double bedrooms one of which benefits from a en suite and a four piece family bathroom. Externally there is a fantastic rear garden and parking to the front.

**Price £325,000**

# 53 Benedict Drive

, Blackpool, FY3 0AF



- Four bedroom detached family home
- Close to Poulton town centre & Victoria hospital
- EPC rating B
- Desirable residential location
- Fantastic rear garden
- En suite bedroom
- Catchment area for well regarded schools.

## External

### Entrance hall

Spacious entrance hall, Laminate flooring, radiator, storage cupboard.

### Downstairs Wc

Vinly flooring, Wc, wash hand basin, obscure UPVc double glazed window.

### Lounge

14'1" x 14'1" (4.3 x 4.3 )

Generously sized lounge, UPVc double glazed bay window to the front aspect with blinds, carpeted & radiator.

### Kitchen / Dining

21'4" x 9'6" (6.52 x 2.92 )

Modern kitchen and dining area, french doors onto the rear garden, fitted wall and base units with worktops throughout. Stainless steel sink, dishwasher, built in oven with five ringed gas hob & extractor hood. UPVc double glazed window, radiator.

## Utility room

Plumbed for washer, vinly flooring, worktops and storage cupboards.

## Landing

Storage cupboard, carpeted, radiator & entrance to the attic.

## Bedroom one

13'10" x 11'10" (4.22 x 3.63 )

Bright and spacious bedroom, UPVc double glazed window with blinds, carpeted, radiator door leading into the en suite.

## En suite

6'11" x 5'1" (2.11 x 1.55 )

Walk in shower cubicle, wash hand basin, tiled flooring, chrome heated towel rail, obscure UPVc double glazed window. Wc, part tiled walls.

## Bedroom two

11'3" x 9'10" (3.45 x 3.0 )

Carpeted, UPVc double glazed windows overlooking the rear garden, radiator.

## Bathroom

8'10" x 5'11" (2.71 x 1.82 )

Four piece family bathroom, walk in shower cubicle, bath, chrome heated towel rail, Lino style flooring, obscure UPVc double glazed window.

## Bedroom three

9'6" x 9'6" (2.90 x 2.90 )

Another great sized bedroom, UPVc double glazed window, carpeted & radiator.

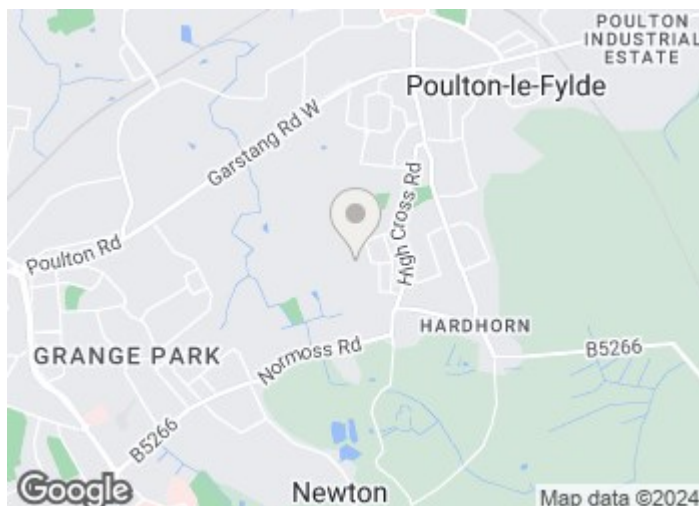
## Bedroom four

12'1" x 7'0" (3.70 x 2.15)

UPVc double glazed window, carpeted & radiator.

## Rear garden

Very generously proportioned rear garden, patio, lawned and raised decked area.



## Directions



# Floor Plan

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