



**152 Clifton Drive, Blackpool,
FY4 1RT**

£309,950

**Beautifully Presented Detached Home Just Moments from
the Seafront**

This immaculate detached residence offers stylish and spacious living, ideal for family life. Boasting a generous lounge measuring over 19ft x 12ft, a sleek and modern fitted kitchen, and a separate dining room with views over the attractive rear garden, this home is ready to move into.

Upstairs, you'll find three well-proportioned bedrooms, one of which opens onto a charming sun terrace, perfect for relaxing in the warmer months.

Outside, the property enjoys sunny west-facing gardens and a partially converted garage, currently set up as a home gym and bar—a versatile space that could easily serve as a home office or guest room.

There is ample off-street parking, including space under a car port, and the home is located just 0.2 miles from the seafront and the beginning of the scenic sand dunes—ideal for beach lovers and walkers alike.

**This is a property not to be missed!
Available with no onward chain.**

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1948.**



McDonald

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- **THREE bedrooms**
- **Sun Terrace / Balcony**
- **LARGE lounge**
- **Dining Room**
- **STYLISH kitchen**
- **FOUR piece bathroom**
- **UPVC double glazed**
- **Gas central heating**
- **WEST facing rear**
- **Ample PARKING**

Porch:

Hall: Staircase to first floor.

Lounge: 19'8" x 12'0" (5.99 m x 3.66 m) Feature fireplace with polished wood fire surround and living flame coal effect gas fire, Coved ceiling, UPVC double glazed bay window and two side windows, Radiator.

Kitchen: 14'1" x 10'5" (4.29 m x 3.17 m) Stylish range of fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl sink, Built in double oven/grill and hob with extractor over, Plumbed for washing machine and dishwasher, Tiled splashback, Two UPVC double glazed windows, Radiator.

Dining Room: 11'5" x 10'10" (3.48 m x 3.30 m) Wood effect laminate flooring, UPVC double glazed window and patio doors, Radiator.

First Floor:

Gallery Landing: Two UPVC double glazed windows, Radiator.

Bedroom 1: 13'2" x 11'11" (4.01 m x 3.63 m) Fitted wardrobes and dresser, UPVC double glazed bay window, Radiator.

Bedroom 2: 11'2" x 10'6" (3.40 m x 3.20 m) Fitted wardrobes and drawers also concealing combi gas central heating boiler, Radiator, UPVC double glazed window and patio door to:-

Balcony: Overlooking front gardens and driveway.

Bedroom 3: 10'9" x 5'10" (3.28 m x 1.78 m) UPVC double glazed window, Radiator.

Shower Room: Stunning shower room comprising; Shower cubicle, Low flush WC, Vanity wash basin, Tiled floor, Part tiled walls, Two UPVC double glazed windows, Heated towel rail/radiator.



Outside:

Annex (Garage Conversion):

Gym/Office: 19'2" x 12'0" (5.84 m x 3.66 m) Built in 'bar', Wood effect laminate flooring, UPVC double glazed window and patio doors, UPVC double glazed door to:-

Front: Crazy paved with established flowers and rockery beds.

Rear: Stone paved patio, Mostly lawned, Flowerbeds to border.

Garage: 11'3" x 9'4" (3.43 m x 2.84 m) Double doors, Light and power, UPVC double glazed window.

Parking: Further parking to the front garden and driveway.

Car Port: Covered parking below car port.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - D £2392.21 (2025/26)



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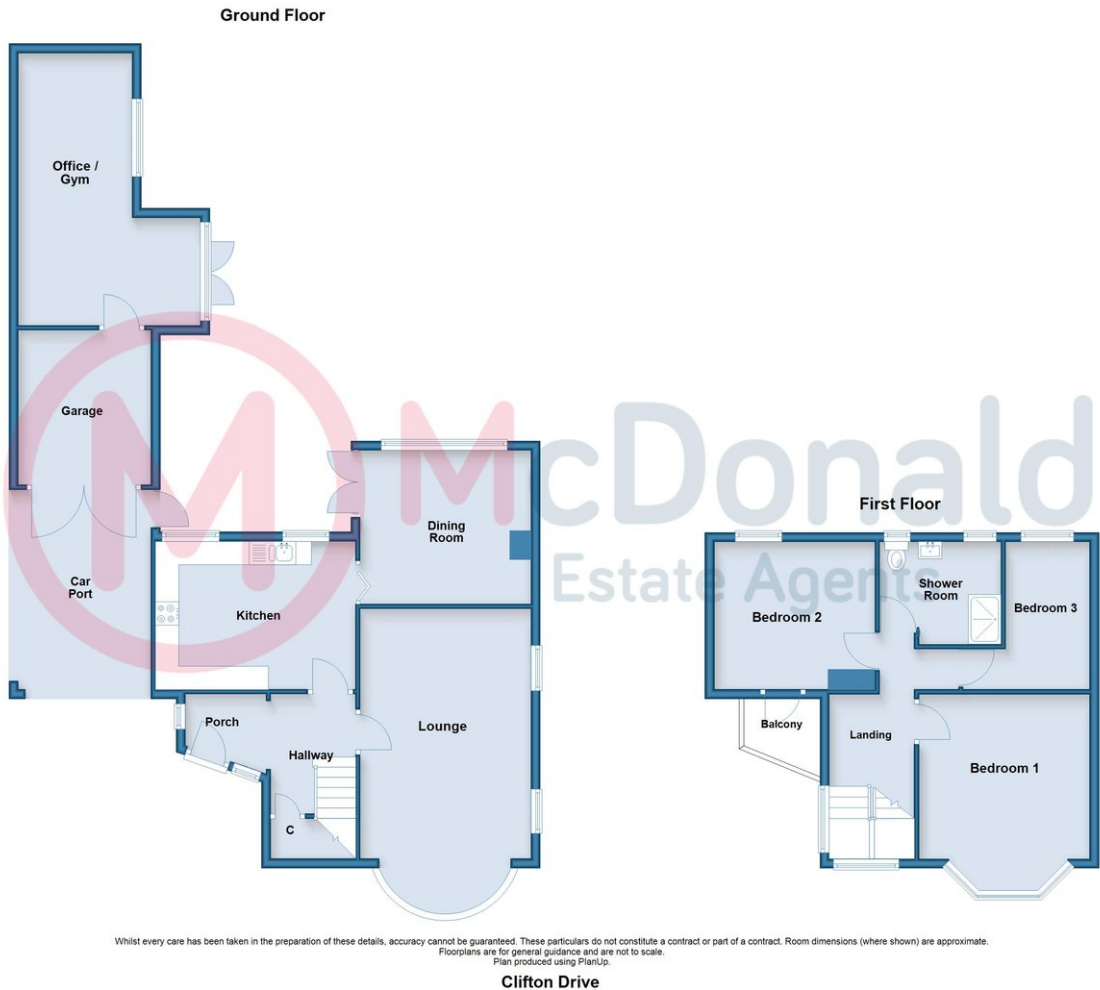


Directions: Take The Promenade heading South. On passing The Pleasure Beach, bear left onto Clifton Drive.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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