



104 Clifton Drive, Blackpool

Blackpool

Offers Over **£300,000**

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A fantastic opportunity to acquire this 4 Bedroom Detached House ideally located just minutes away from the picturesque promenade and seafront, offering a serene coastal lifestyle. Situated within close proximity to reputable schools, convenient shops, and efficient transport links, this property has an abundance of potential to become a dream home for families seeking both tranquillity and convenience.

Upon entering, a welcoming hallway leads to double doors opening up to a spacious lounge, leading to a dining room with patio doors through to the kitchen/diner. The kitchen boasts a breakfast bar and is equipped with integrated appliances such as a dishwasher, fridge, oven, and hob, with an adjacent utility room and WC. Completing the ground floor is a second living room featuring a built-in bar.

Upstairs, you will find 4 well-appointed bedrooms, 3 of which include fitted wardrobes, complemented by a 3-piece bathroom with a corner bath and shower cubicle, as well as a separate WC. This property offers ample space for a growing family.

The property also benefits from a west-facing garden at the rear, ideal for basking in the evening sun, a double garage, and a private driveway to the front. Offered with no onward chain, don't miss the chance to make this property your own retreat.

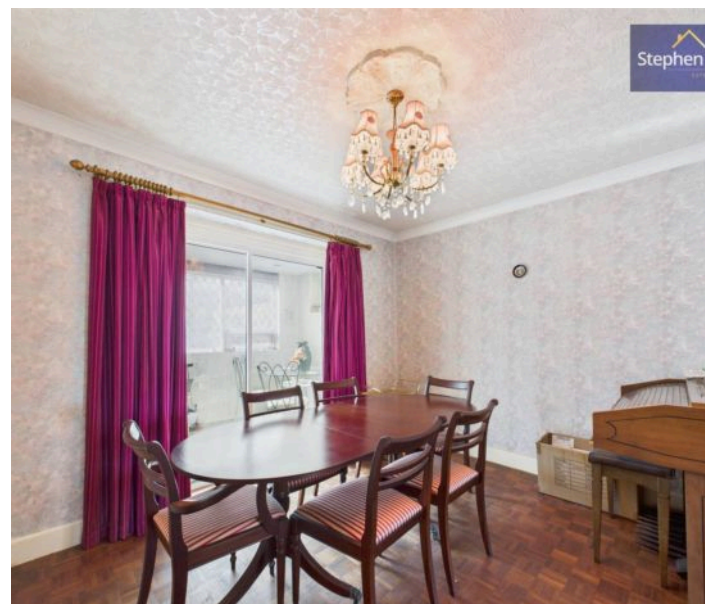
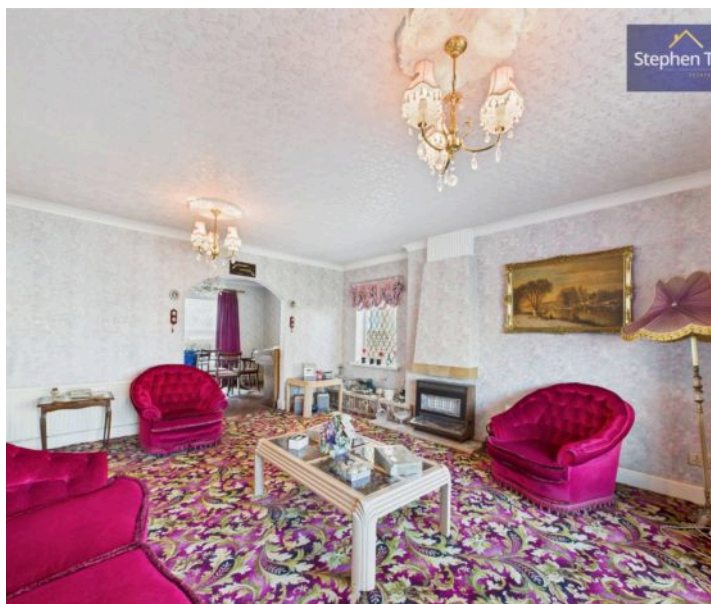
Council Tax band: E

Tenure: Freehold





- Four Bedroom Detached House
- Excellent Location Minutes Away From The Promenade And Sea Front And Within Close Proximity To Schools, Shops And Transport Links
- Hallway, Living Room With Built In Bar, Double Doors Opening Up To The Spacious Lounge, Archway Leading Into The Dining Room With Patio Doors Opening Up To The Kitchen/Diner
- Spacious Kitchen/Dining Area Boasting A Breakfast Bar And Integrated Dishwasher, Fridge, Oven And Hob, Separate Utility Room And WC
- 4 Bedrooms, 3 Of Which Boast Fitted Wardrobes, 3 Piece Suite Bathroom With Corner Bath And Shower Cubicle And Separate WC
- West Facing Garden To The Rear, Double Garage And Driveway
- No Onward Chain





Entrance Hallway

18' 10" x 7' 5" (5.74m x 2.26m)

Living Room

21' 3" x 9' 3" (6.47m x 2.83m)

Lounge

18' 4" x 13' 6" (5.58m x 4.12m)

Dining Room

9' 9" x 10' 11" (2.96m x 3.33m)

Kitchen/Diner

9' 7" x 10' 9" (2.91m x 3.27m)

Kitchen

6' 4" x 21' 9" (1.94m x 6.64m)

Utility Room

5' 3" x 5' 11" (1.61m x 1.81m)

WC

5' 3" x 3' 0" (1.60m x 0.91m)

Landing

Bedroom 1

13' 3" x 13' 7" (4.03m x 4.15m)

Bedroom 2

10' 9" x 10' 11" (3.28m x 3.34m)

Bedroom 3

12' 0" x 9' 9" (3.65m x 2.98m)

Bedroom 4

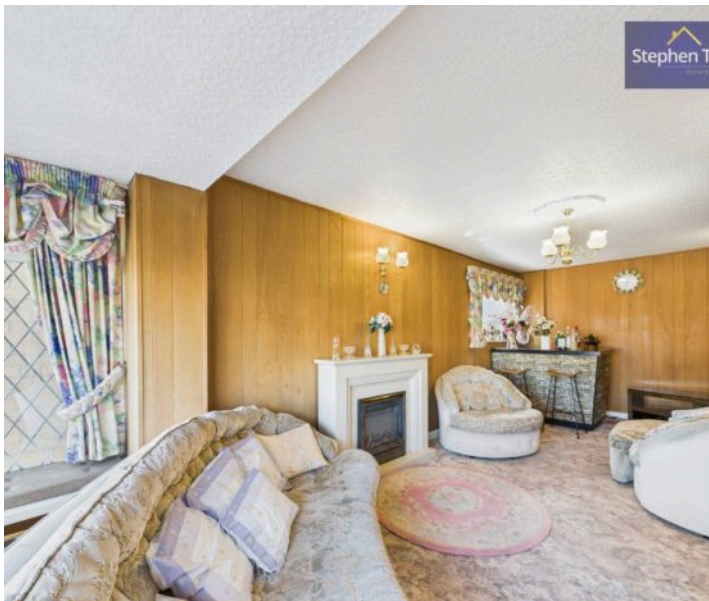
10' 10" x 9' 11" (3.30m x 3.02m)

Bathroom

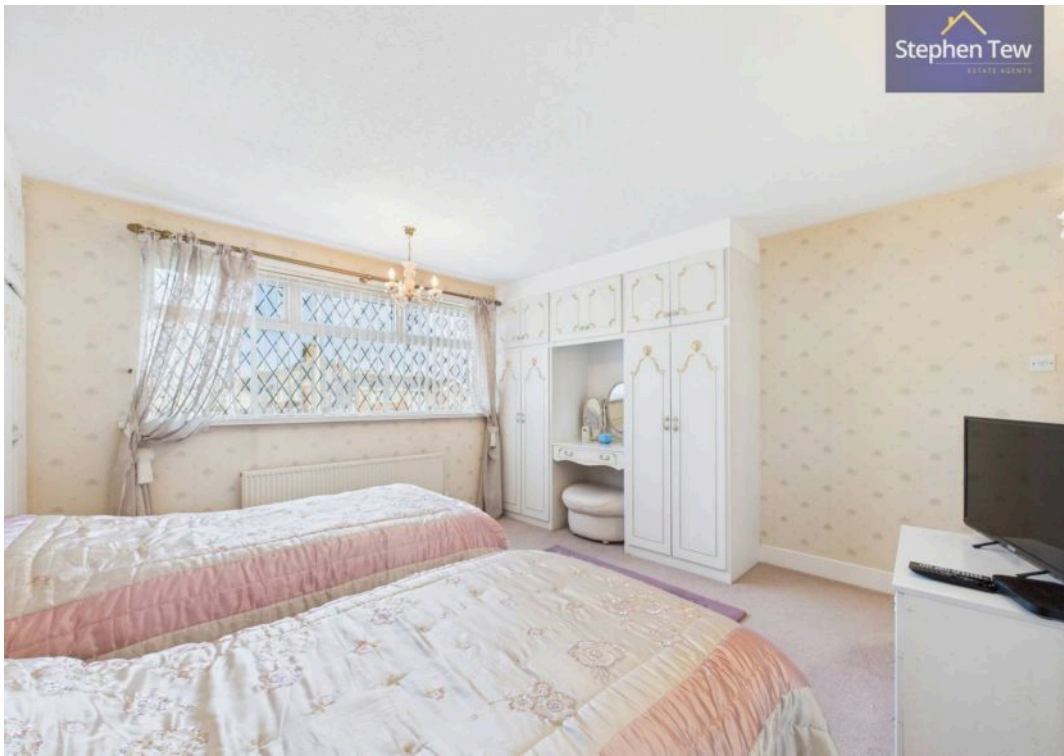
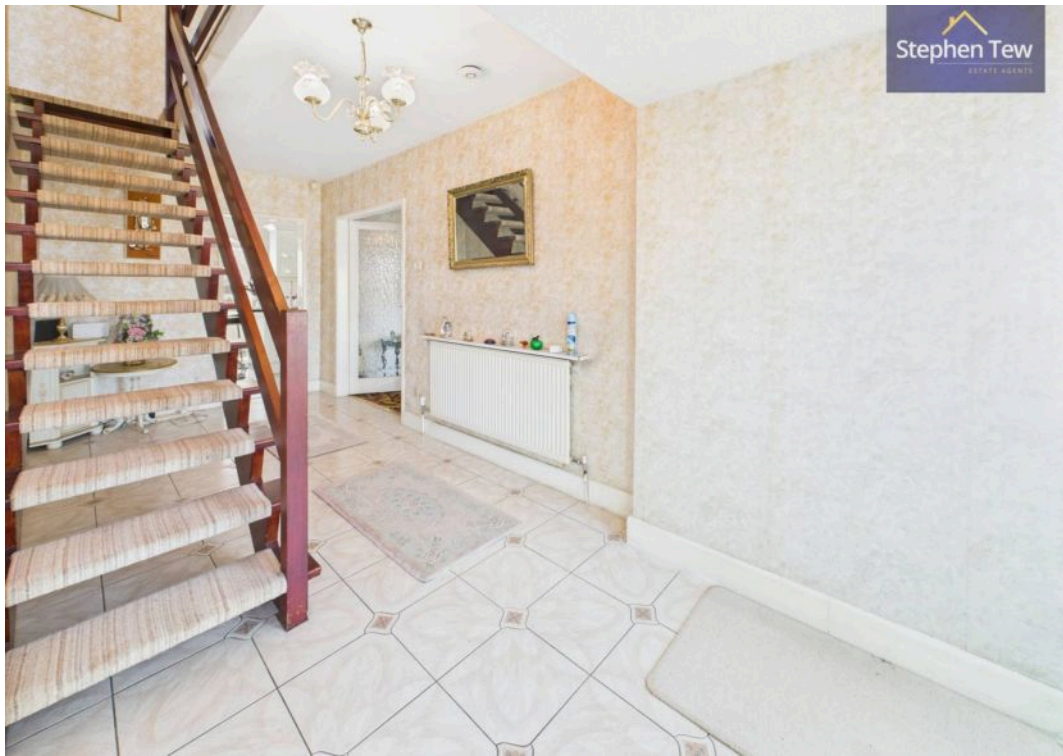
7' 9" x 7' 1" (2.37m x 2.15m)

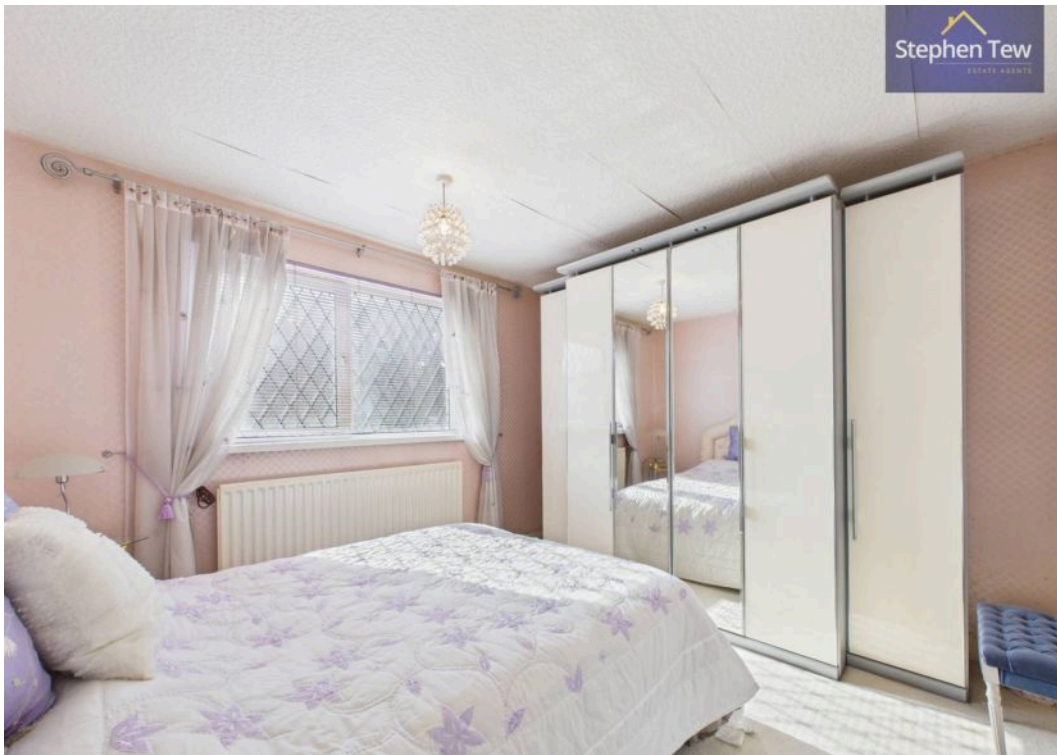
WC

7' 1" x 2' 8" (2.16m x 0.82m)











FRONT GARDEN

Off road parking to the front with double gates

REAR GARDEN

West facing garden to the rear with side gate and access to the double garage.

DOUBLE GARAGE

2 Parking Spaces

DRIVEWAY

1 Parking Space





Floor 1



Approximate total area⁽¹⁾
1010 ft²
93.9 m²

Reduced headroom
14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustration purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

DRAFT 360



Floor 2



Approximate total area⁽¹⁾
756 ft²
70.2 m²

(1) Excluding balconies and terraces

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DRAFT 360



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