



2 COTTESMORE PLACE, BLACKPOOL, FY3 8SB

£295,000



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DETACHED FAMILY HOME WITH FURTHER POTENTIAL

A well-maintained four-bedroom detached home, occupying a desirable position within a sought-after cul-de-sac, conveniently situated close to Blackpool Victoria Hospital. This attractive detached property represents an excellent opportunity for buyers looking to acquire a spacious family home with scope for modernisation and the potential to add their own style and finish. The property has been well maintained over the years and offers generous and versatile accommodation, making it particularly well suited to younger families. The location is ideal for access to a range of schools, everyday amenities and excellent transport links. The accommodation briefly comprises two reception rooms, breakfast kitchen, four good-sized bedrooms and a family bathroom suite. Externally, the property benefits from off-road parking, a front garden and an enclosed rear garden, together with a garage, providing useful additional storage and parking facilities. With its combination of a popular residential setting, spacious accommodation and excellent potential for modernisation, this is a property that warrants an early internal inspection.



LOCATION: Cottessmore Place is found just off Winney Heys Road and Newton Drive (SAT NAV FY3 8SB), a sought-after residential location close to Stanley Park and Victoria Hospital. Blackpool town centre is within a short drive for all its amenities.

CONDITION: A well-maintained property ready for general updating, traditional and character style of décor throughout.

ACCOMMODATION: Ground Floor; entrance hallway, large through reception room with bay window and French doors out to the rear. Dining room to the front. Breakfast kitchen with pantry cupboard and side entrance from the driveway with cloak room w.c. First Floor; spacious landing area, four good size bedrooms and family bathroom w.c.

OUTSIDE: To the front of the property there is a tarmac driveway leading to a brick built detached garage. Good size front lawn with shrub borders. Enclosed rear garden mostly laid to lawn with patio seating area and established borders.

SERVICES: All main services are connected, gas central heating installed.

COUNCIL TAX: The property is listed as Council Tax Band F (Blackpool Borough Council).

TENURE: We are advised the tenure of the property is freehold.

VIEWING: By appointment strictly through the agents office.

EPC: To follow.