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CLIFTON DRIVE, BLACKPOOL  
FY4 1RT

ASKING PRICE £339,950

- DECEPTIVELY SPACIOUS DETACHED AND EXTENDED FOUR BEDROOM FAMILY HOME
- LOCATED JUST MINUTES FROM THE PROMENADE, SEAFRONT, LOCAL SCHOOLS, SHOPS & TRANSPORT LINKS
- LOUNGE - OPEN PLAN DINING / LIVING KITCHEN - DOWNSTAIRS WC - UTILITY ROOM - EN-SUITE TO PRINCIPLE BEDROOM - FAMILY BATHROOM
- OFF ROAD PARKING - BEAUTIFULLY PRESENTED PRIVATE REAR GARDEN - PURPOSE BUILT OUTBUILDING - TANDEM GARAGE



We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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#### Entrance

UPVC double glazed door with leaded glass inserts and opaque glass surround leads into:

#### Porch

Tiled flooring, cupboard housing the consumer unit, gas and electric meters, double wooden doors with opaque glass inserts lead into:

#### Hallway

Double radiator, stairs leading to first floor, doors lead to the following rooms:

#### WC

UPVC double glazed opaque window to the side, WC, floating wash handbasin, composite plastic cladded walls, vinyl flooring.

#### Lounge

13'01 x 11'11  
UPVC double glazed walk in bay window with leaded top lights to the front, two decorative UPVC double glazed leaded windows to the side, cast iron fire with marble surround and granite hearth, television point, double radiator, open to:

#### Office/Study

10'05 x 7'02  
UPVC double glazed decorative leaded window to the side, telephone point, double radiator.

#### Kitchen

17'01 x 10'08  
Three sets of UPVC double glazed windows, one to the rear and two to the side, comprehensive range of wall and base units with laminate work surfaces plus matching island with cupboards underneath, integrated appliances include: double oven, four ring electric hob with overhead illuminated extractor fan and stainless steel splashback, dishwasher, large stainless steel sink, space for an American style fridge freezer, laminate flooring, recessed spotlights, two Velux windows, open to:

#### Dining/Living Area

12'09 x 12'00  
UPVC double glazed French doors leading to the rear garden, UPVC double glazed window to the side, space for dining table and chairs and small sofa, contemporary vertical



radiator, laminate flooring, recessed spotlights, door leads into:

#### Utility Room

10'06 x 6'04  
UPVC double glazed decorative leaded window to the side, base units with laminate worksurface, plumbed for washing machine, double radiator, laminate flooring, composite plastic cladded ceiling with recessed spotlights.

#### Stairs and Landing

Large UPVC double glazed decorative leaded window to the side allowing an abundance of light, storage cupboards, doors lead to the following rooms:

#### Principle Bedroom

14'08 x 8'11  
UPVC double glazed walk in bay window to the front with decorative leaded top lights, fully fitted wardrobes, double radiator, door leads into:

#### En-Suite

7'05 x 4'06  
UPVC double glazed opaque window to the side, three-piece suite comprising of: WC, vanity wash handbasin with cupboard underneath, large walk-in shower cubicle with mains plumbed shower, fully tiled walls, wall mounted heating towel rail, composite plastic cladded ceiling with recessed spotlights, vinyl flooring.

#### Bedroom Two

12'0 x 11'06  
Two UPVC double glazed windows to the rear and side, double radiator.

#### Bedroom Three

10'08 x 10'05  
UPVC double glazed window to the rear, two UPVC double glazed opaque windows to the side, double radiator, television point, loft hatch leading to fully boarded loft space with pulldown ladder.

#### Bedroom Four

8'11 x 7'01  
UPVC double glazed window to the front with leaded top lights, double radiator.



#### Bathroom

8'03 x 7'05  
UPVC double glazed opaque window to the side, four piece suite comprising of: WC, vanity wash handbasin with cupboards and drawers underneath, corner shower cubicle with electric shower, wall mounted heated towel rail, fully tiled walls, laminate flooring.

#### Purpose Built Outbuilding

17'00 x 8'11  
Accessed via UPVC double glazed French doors, two further UPVC double glazed windows to the front, this purpose built outbuilding is currently being used as a bakery and has plumbing and electrics and is fully insulated.

#### Tandem Garage

26'01 x 10'05  
Side access door, two UPVC double glazed windows to the side, up and over door, power and light.

#### Outside

The front of the property is laid to gravel with well established shrub and planting borders and a secure rear access gate. The extensive driveway has space for up to five vehicles.

The private and beautifully presented rear garden is laid to lawn with decked steps and well established planting borders, the path leads to the tandem garage, purpose built outbuilding and a secret garden space.

#### Other Details

Tenure: Freehold  
Council Tax Band: E  
Energy Rating: TBC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	