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**CLIFTON DRIVE, BLACKPOOL
FY4 1RR**

ASKING PRICE £395,000

- SPACIOUS & WELL APPOINTED 4 BEDROOM DETACHED HOUSE - OFFERED WITH NO CHAIN
- IDEALLY LOCATED JUST MINUTES FROM THE PROMENADE & SEAFRONT, & WITHIN EASY REACH OF LOCAL SCHOOLS, SHOPS & EXCELLENT TRANSPORT LINKS
- GENEROUS OFF ROAD PARKING TO THE FRONT - ENCLOSED WEST FACING GARDEN
- LARGE TRIPLE GARAGE PROVIDING FURTHER PARKING & PLENTIFUL STORAGE

 4
  2
  3
  6
  Triple



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
Composite entrance door with floor to ceiling opaque glass windows to either side leads into:

Entrance Hall
Welcoming entrance hall with stairs leading to the first floor, radiator, low level under stairs storage cupboards, shoe storage, 3 wall lights, doors lead to the following rooms:

Second Reception Room / Office
25' x 9'4
UPVC triple glazed floor to ceiling bay window to front, UPVC double glazed opaque high level window to side, radiator, telephone point, cupboard housing consumer unit, gas and electricity meters, door leading to rear hall. There is currently a partition separating this room which can easily be removed.

Lounge
16'6 x 14'9
Bright and spacious lounge with UPVC triple glazed floor to ceiling bay window to front, UPVC double glazed opaque high level window to side, wood effect laminate flooring, feature fireplace housing electric fire, radiator, telephone and television points, recessed spotlights, open to:

Dining Room
11'10 x 11'11
Wood effect laminate floor, radiator, UPVC double glazed tilt and slide door leading into:

Sun Room
12'7 x 7'7
West facing sun room with UPVC double glazed windows and polycarbonate roof, sliding doors leading out into rear garden, radiator, wall lights, tiled flooring.

Kitchen
11'10 x 11'10
UPVC double glazed window to rear, range of wall and base units with under unit lighting and black laminate work surfaces, tiled to splash backs, integrated appliances include: 4 ring 'Baumatic' electric hob with overhead illuminated extractor, 'Siemens' double oven and grill, two round stainless steel sinks with overhead mixer tap, dishwasher, freezer, wine rack, pantry, wood effect laminate flooring, recessed spotlights, door leads into:

Rear Hall
Composite door leads to side, radiator, doors lead to the following rooms:

Utility Room
6'2 x 4'8
Plumbed for washing machine, space for tumble dryer, wall mounted 'Baxi' boiler, tiled walls, wood effect laminate flooring.



Downstairs WC
4'7 x 2'8
UPVC double glazed opaque window to side, WC, tiled walls, wood effect laminate flooring.

First Floor Landing
Spacious landing accessed via 'Neville Johnson' staircase with glass balustrade, radiator, doors lead to the following rooms:

Bedroom Three
11'2 x 9'8
UPVC double glazed window to front, radiator, archway leads into:

Dressing Room
15'10 x 9'8
UPVC double glazed window to rear, radiator, good range of fitted wardrobes and dressing table, recessed spotlights.

Family Bathroom
10'7 x 5'4
Two UPVC double glazed opaque windows to rear, four piece white suite comprising of: walk in shower cubicle, corner bath with shower attachment, combined vanity wash hand basin and WC, tiled floor and walls, wall mounted heated towel rail, alcove (perfect for bath and shower products) with inset mirror and spotlights above, recessed spotlights.

Bedroom Four
9' x 6'1
UPVC double glazed window to front, radiator, recessed spotlights.

Principle Bedroom
15' x 12'6 (to front of wardrobes)
UPVC double glazed window to front, radiator, range of fitted wardrobes with television inset, recessed spotlights, glass brick wall conceals:

En Suite
6'3 x 3'9 (into shower)
Shower cubicle, vanity wash hand basin, wall mounted heated towel rail, tiled floor, tiled walls, recessed spotlights.

Bedroom Two
11'11 x 9'11 (to front of wardrobes)
UPVC double glazed window to rear, radiator, range of fitted wardrobes, recessed spotlights.

Second Floor
Accessed via 'Neville Johnson' staircase with glass balustrade.

Room One
18'2 x 9'8 (into eaves)
Large skylight, radiator, recessed spotlights.



Room Two
17'6 x 9'1 (into eaves)
Large skylight, recessed spotlights.

Room Three
18'1 x 14'7 (into eaves)
Large skylight, radiator, recessed spotlights.

Outside
The West facing rear garden is part decked and currently covered with artificial grass, two plastic sheds, paved area perfect for table and chairs, outside water tap (there is also another to the front), secure gates to either side.

Garage
26'2 x 18'7
Large brick built garage with electric roller doors leading to rear access road, space for 3 vehicles, power and light.

This garage can easily be converted into a gym / games room or outside office.

Other Details
Council Tax Band - E (£2,923.81 per annum)
Tenure - Freehold
Energy Rating TBC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	