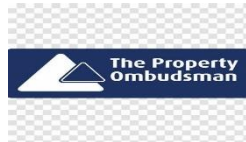




## 3 PARKWAY, BLACKPOOL, FY3 8NF

£365,000



Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to their accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



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## SUBSTANTIAL TRADITIONAL PROPERTY / SOUGHT AFTER LOCATION.

EXCEPTIONAL FAMILY HOME OFFERING GREAT FURTHER POTENTIAL.

THIS DETACHED HOUSE OFFERS SPACIOUS ACCOMMODATION. THE PROPERTY IS SITUATED IN A MOST CONVENIENT RESIDENTIAL LOCATION CLOSE TO STANLEY PARK AND BEING WITHIN NEAR PROXIMITY TO BLACKPOOL VICTORIA HOSPITAL, SHOPPING FACILITIES AND MOTORWAY LINKS.

THE LAYOUT BRIEFLY COMPRISES; THREE RECEPTION ROOMS, DINING KITCHEN AND FOUR BEDROOMS. GOOD SIZE GARDENS WITH A LARGE TANDEM GARAGE.

A WONDERFUL HOME WHICH MUST BE VIEWED TO APPRECIATE THE POTENTIAL.



**LOCATION:** Parkway sits in-between North Park Drive and Newton Drive (SAT NAV FY3 8NF), a sought-after residential location close to Stanley Park. Blackpool town centre is within a short drive for all it's amenities, Blackpool Victoria Hospital and access to motorway links.

**STYLE:** Traditional family home built under a tiled roof.

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

**ACCOMMODATION:** Ground Floor; Entrance porch leading into the front sitting room which features cast iron feature fireplace, second large reception room with wood burning stove installed. Central hallway with staircase leading off and useful cupboard. Snug room / dining with access to a deep pantry cupboard and walk through into the breakfast kitchen at the back of the property and door out. First Floor; Three spacious double bedrooms and a comfortable fourth bedroom. The master bedroom includes a free-standing bath and the family bathroom suite features both a bath and freestanding shower.

**OUTSIDE:** To the front of the property is an attractive patterned imprinted concrete driveway, providing off-road parking. Wooden gates to the side provide privacy and access to the detached garage, utility room, and WC. The rear garden is well maintained, featuring decked patio areas, a well-kept lawn, and an array of mature plants and shrubs, creating an ideal space for outdoor relaxation and entertaining.

**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 agent's office.

**EPC:** D