



**61 Clifton Drive, Blackpool**

Blackpool

Offers Over **£185,000**

# 61 Clifton Drive

## Blackpool

Nestled in a fantastic location within close proximity to the promenade and local attractions, this exceptional 3-bedroom semi-detached family home offers a perfect blend of modern convenience and comfortable living. Upon entering, you are greeted by an entrance vestibule leading to a spacious hallway, complete with a convenient ground floor WC. The ground floor further comprises a lounge, leading through into the dining room, and a modern kitchen equipped with integrated appliances including an oven, hob, microwave, fridge, freezer, dishwasher, and washing machine - perfect for culinary enthusiasts.

Ascending the stairs, you will find 3 well-appointed bedrooms, with 2 boasting fitted wardrobes providing ample storage space, accompanied by a bathroom with walk in shower and a separate WC for added convenience. This property also boasts a partially boarded loft with pull-down ladders, offering additional storage solutions.

Stepping outside, the property features a landscaped garden to the front, complete with a lush lawn and a driveway for multiple cars leading up to the garage. The rear of the property offers a low-maintenance flagged garden providing the perfect setting for outdoor relaxation and entertainment. With direct access to the garage, storing outdoor equipment or vehicles is a breeze. Whether you're enjoying a summer BBQ with friends or simply unwinding in your own private sanctuary, the outdoor space of this property offers a harmonious balance between convenience and tranquillity.

Exuding charm and character, this residence is an ideal choice for families seeking a delightful home in a sought-after location.

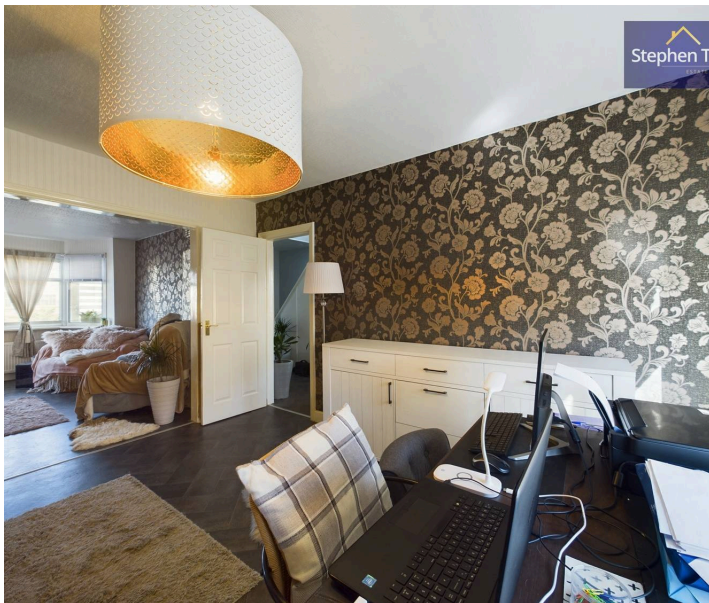
Council Tax band: D

Tenure: Freehold





- 3 Bedroom Semi Detached Family Home
- Fantastic Location Within Close Proximity To The Promenade And Local Attractions
- Entrance Vestibule, Hallway, GF WC, Lounge, Dining Room, Kitchen
- Modern Kitchen With Integrated Appliances Including Oven, Hob, Microwave, Fridge, Freezer, Dishwasher & Washing Machine
- 3 Bedrooms, 2 Boasting Fitted Wardrobes, Bathroom And Separate WC
- Garage, Off Road Parking For Multiple Cars
- Partially boarded loft with pull down ladders





**Entrance vestibule**  
6' 2" x 4' 3" (1.87m x 1.29m)

**Hallway**  
11' 5" x 7' 10" (3.49m x 2.40m)

**GF WC**  
6' 0" x 3' 3" (1.82m x 1.00m)

**Lounge**  
14' 7" x 12' 6" (4.44m x 3.80m)

**Dining Room**  
13' 1" x 12' 4" (3.98m x 3.77m)

**Kitchen**  
11' 7" x 8' 0" (3.53m x 2.43m)

**Landing**  
10' 3" x 2' 10" (3.13m x 0.87m)

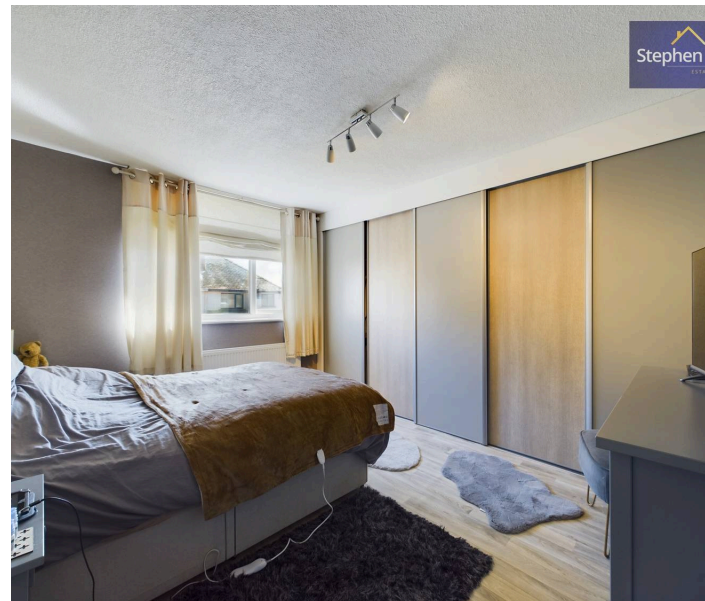
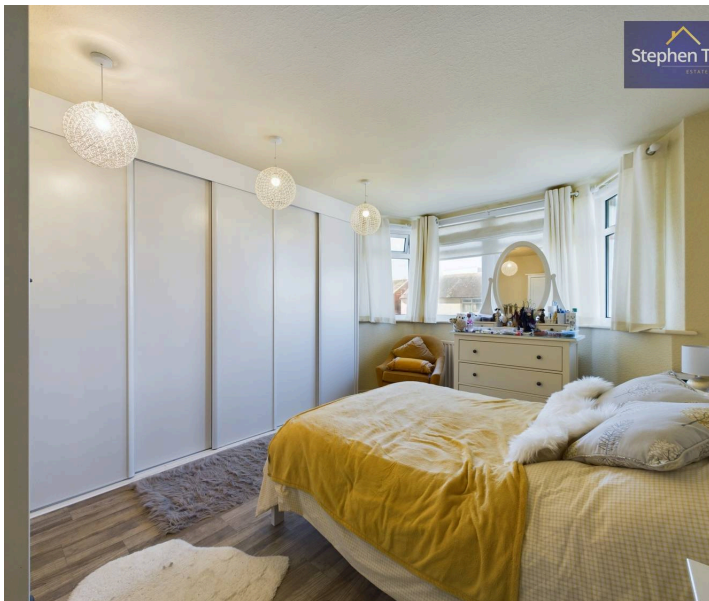
**Bedroom 1**  
14' 3" x 10' 6" (4.35m x 3.20m)

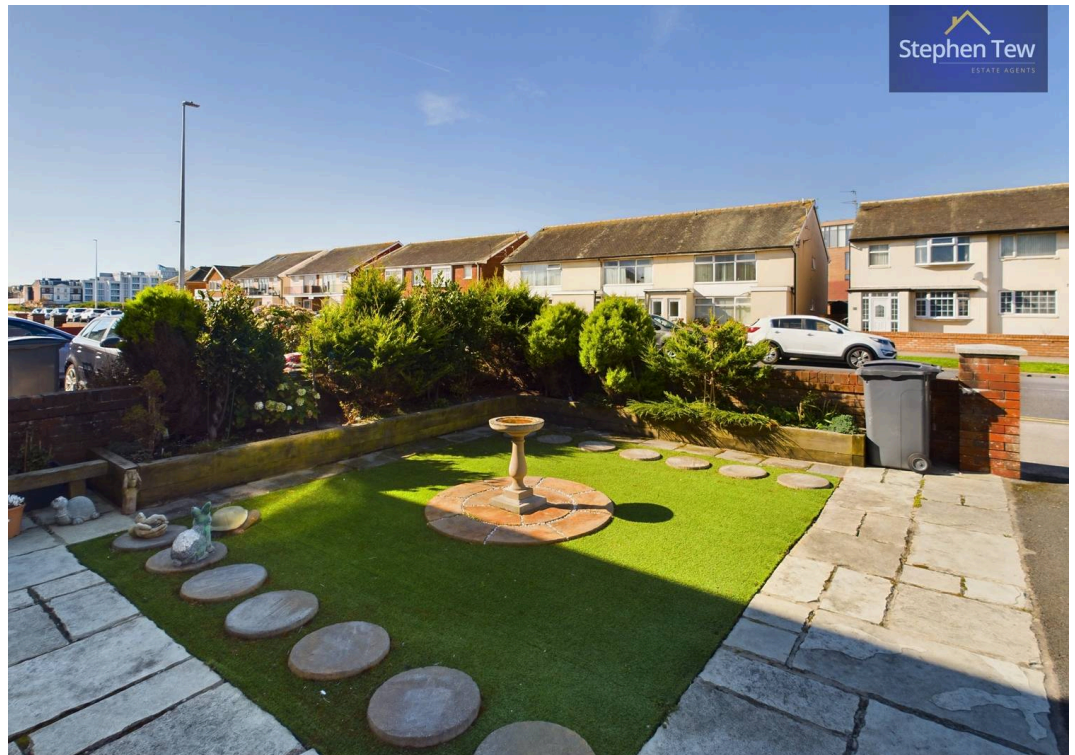
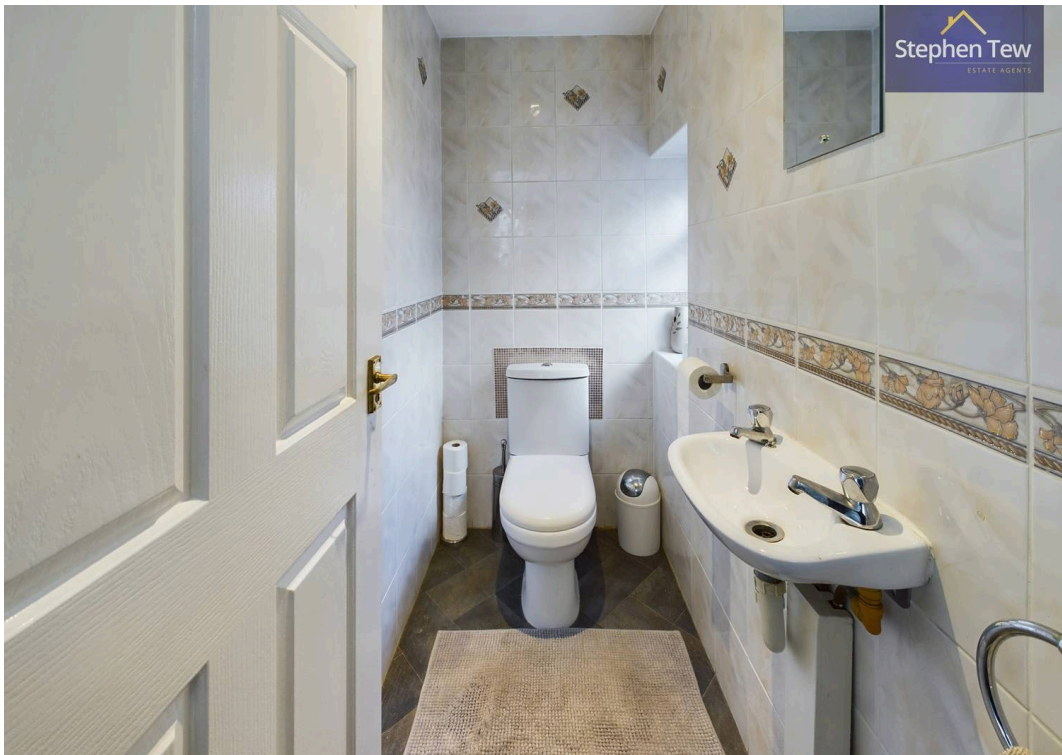
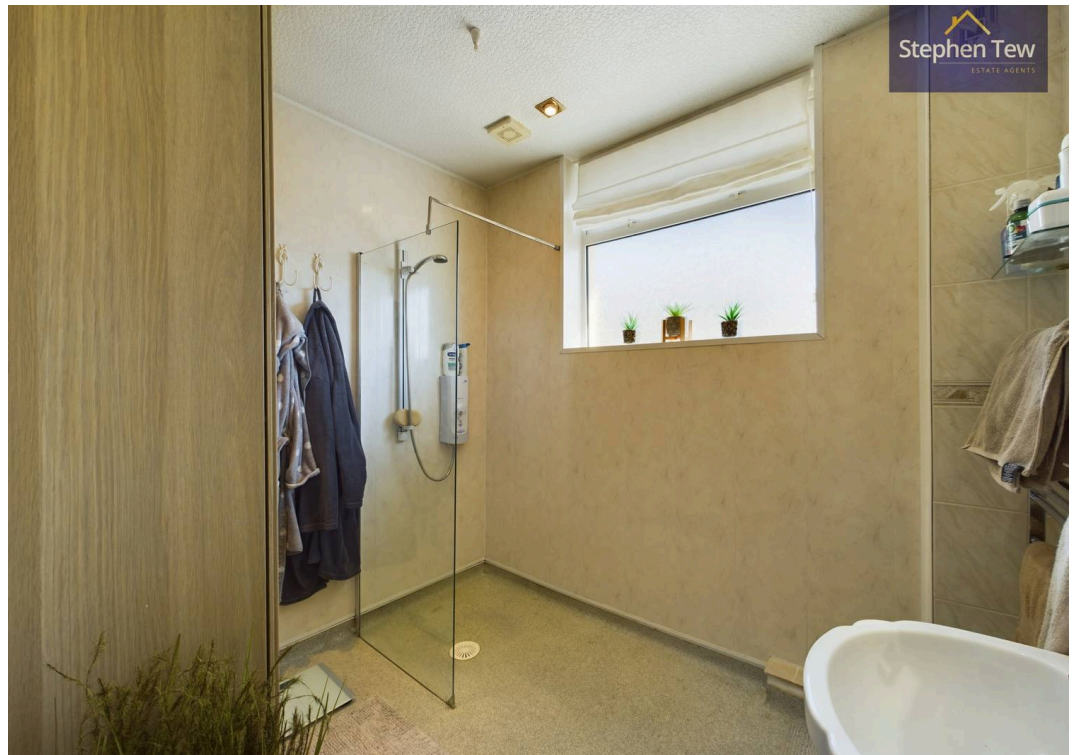
**Bedroom 2**  
13' 3" x 10' 2" (4.03m x 3.10m)

**Bedroom 3**  
7' 9" x 7' 11" (2.37m x 2.42m)

**Bathroom**  
6' 5" x 7' 10" (1.95m x 2.40m)

**WC**  
2' 8" x 4' 9" (0.81m x 1.45m)







Stephen Tew  
ESTATE AGENTS

### **FRONT GARDEN**

Landscaped garden to the front with lawn and driveway

### **REAR GARDEN**

Low maintenance flagged garden to the rear with access to the garage

### **GARAGE**

Single Garage

### **DRIVEWAY**

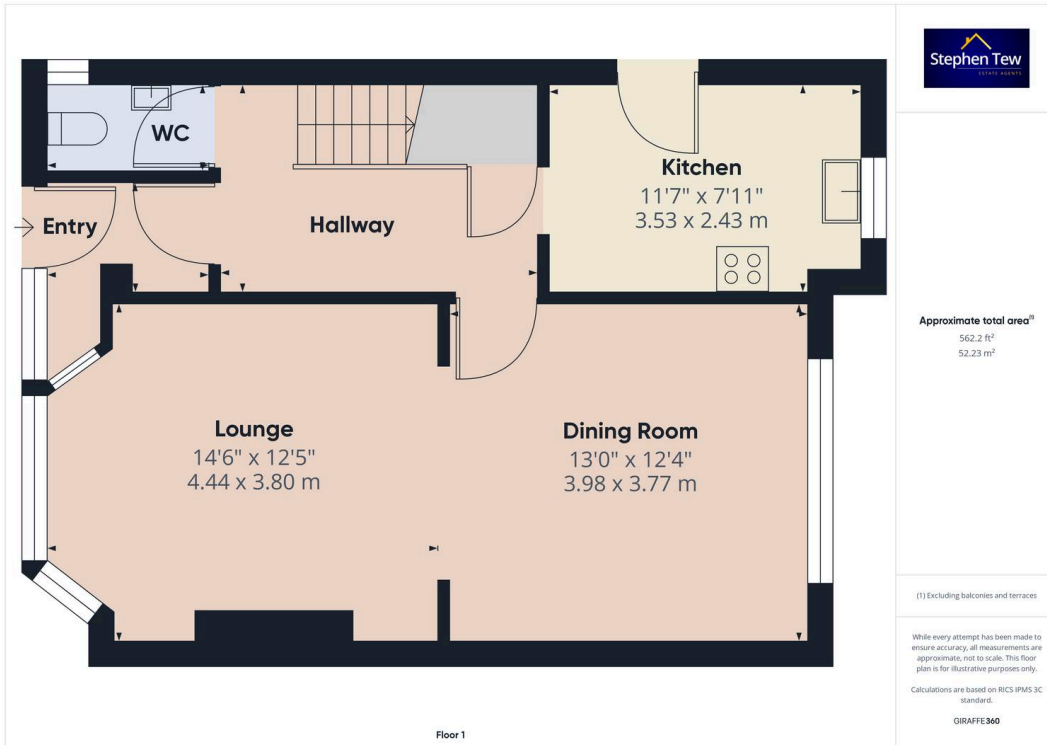
2 Parking Spaces



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## Stephen Tew Estate Agents

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