DUNCAN Raistrick

Estate Agents and Valuers

‘ VERSATILE & SPACIOUS DETACHED ‘









203 NEWTON DRIVE STANLEY PARK BLACKPOOL FY3 8NU
PRICE £295,000 NO CHAIN

. DETACHED HOUSE
. 4 BEDROOMS (2 DOWNSTAIRS)
. 2 BATHROOMS
. LARGE CONSERVATORY
. UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
. PLENTY OF PARKING
. DETACHED DOUBLE GARAGE
. 30FT SUNNY SOUTH FACING GARDEN
. GARDENS TO FRONT & REAR

DESCRIPTION A spacious and highly versatile detached family home, occupying a sought after position close to Stanley Park and Victoria Hospital, with easy access to both Blackpool and Poulton town centres. Enjoying a lovely open aspect to the front, this well proportioned accommodation briefly comprises entrance vestibule, entrance hall, lounge and a superb dining kitchen with a large conservatory off. There are also two ground floor bedrooms, one of which could alternatively be used as a dining room, together with a modern bathroom and W.C. To the first floor are two further double bedrooms, with the master bedroom benefiting from an en suite shower room. Outside, the property is set well back from the road behind a gravelled front garden, whilst a long driveway provides extensive off road parking and leads to a detached double garage. To the rear is a lovely private garden extending approximately 30ft, enjoying a sunny southerly aspect and featuring paved and gravelled areas with established shrubs. A superb and flexible home in a particularly desirable location. High speed broadband full fibre is connected to the house.

LOCATION Proceeding out of Blackpool along Newton Drive to the roundabout junction and Number 203 is a short distance along on the right.

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The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE VESTIBULE
ENTRANCE HALL Radiator, stairs.

LOUNGE 15'8 X 14'2. Two UPVC double glazed windows, radiator.
DINING KITCHEN 16'0 X 10'8. Fitted with a range of lined oak style base units and worktops with bevelled edges incorporating a 1 ½ bowl single drainer porcelain sink unit with mixer tap over, integrated fridge / freezer, built in Bosch oven, hob and hood, part tiled walls, matching eye level cupboards, radiator, two UPVC double glazed windows, door to conservatory.

CONSERVATORY 11'2 X 9'0. UPVC double glazed window and door to rear

MASTER BEDROOM 15'2 X 11'4. Two UPVC double glazed windows, radiator, fitted wardrobes and cupboard housing Baxi boiler.

SECOND GROUND FLOOR BEDROOM 9'4 X 7'9. Two UPVC double glazed windows, radiator.

BATHROOM & W.C Fitted with a white suite comprising panelled bath, vanity sink unit, W.C – low suite, ceramic tiled floor and walls, heated chrome style ladder towel rail, UPVC double glazed window.

ON THE FIRST FLOOR

LANDING UPVC double glazed window.

BEDROOM NO 3 16'0 X 10'0. Two UPVC double glazed windows, radiator, fitted wardrobes and under eaves storage.
EN SUITE Shower cubicle, vanity sink unit, W.C – low suite, cylinder cupboard, heated ladder towel rail, UPVC double glazed window.

BEDROOM NO 4 16'4 X 11'0. Two UPVC double glazed windows, radiator, fitted wardrobes, under eaves storage.

OUTSIDE

GARDENS TO FRONT & REAR

DETACHED GARAGE Electric up and over door, power light and water connected.

SERVICES All mains services – gas fired central heating.
TENURE Freehold.
VIEWINGS Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week.
COUNCIL TAX BAND:- E **EPC:- T.B.C**

These particulars do not form any part of a contract nor may they be regarded as representation. All interested parties must themselves verify their accuracy.