



**65 Clifton Drive, Blackpool**

Blackpool

Offers Over **£240,000**



# 65 Clifton Drive

Blackpool, Blackpool

Simply fabulous three bedroom semi detached family home situated in a sought after location within close proximity to the promenade and sea front as well as many local amenities, shops, schools and transport links. The spacious and flexible living accommodation briefly comprises of entrance porch, entrance hallway, downstairs WC, open-plan lounge diner, kitchen, dining room. To the first floor there are two double bedrooms along with a very generous sized third bedroom and a three piece shower room suite. Externally there is an enclosed low maintenance rear garden, garage with light and power connected, and driveway providing off road parking for ample vehicles. Viewing is essential to appreciate this wonderful family home.

Council Tax band: D

Tenure: Freehold

- Well Presented Throughout
- Sought After Location
- Close Proximity To Promenade
- Garage & Ample Off Road Parking
- Spacious Living Accommodation







### Entrance Porch

Entrance Porch

### Entrance Hallway

Entrance Hallway.

### Lounge/Diner

26' 3" x 11' 11" (8.01m x 3.64m)

Spacious open-plan lounge diner, fireplace with electric fire, UPVC double glazed walk in bay window, radiator. Dining area with double doors leading onto additional dining room.

### Reception Area

10' 7" x 9' 7" (3.22m x 2.92m)

Dining room/reception to the rear, UPVC double glazed patio doors leading onto the rear garden, radiator.

### Downstairs WC

Downstairs WC

### Kitchen

19' 7" x 7' 9" (5.97m x 2.36m)

Fitted kitchen, eye level units, integrated fridge freezer, plumbing for washing machine and dryer, integrated microwave and oven, five ring gas hob with extractor, UPVC double glazed window, radiator. Door providing side access.

### Landing

Landing leading to bedrooms and bathroom.

### Bedroom 1

14' 5" x 9' 11" (4.39m x 3.03m)

Bedroom 1 to the front of the property, fitted wardrobes, UPVC double glazed walk in bay window, radiator.

### Bedroom 2

12' 12" x 10' 2" (3.96m x 3.11m)

Bedroom 2 to the rear of the property. fitted storage, UPVC double glazed window, radiator.







### Entrance Porch

Entrance Porch

### Entrance Hallway

Entrance Hallway.

### Lounge/Diner

26' 3" x 11' 11" (8.01m x 3.64m)

Spacious open-plan lounge diner, fireplace with electric fire, UPVC double glazed walk in bay window, radiator. Dining area with double doors leading onto additional dining room.

### Reception Area

10' 7" x 9' 7" (3.22m x 2.92m)

Dining room/reception to the rear, UPVC double glazed patio doors leading onto the rear garden, radiator.

### Downstairs WC

Downstairs WC

### Kitchen

19' 7" x 7' 9" (5.97m x 2.36m)

Fitted kitchen, eye level units, integrated fridge freezer, plumbing for washing machine and dryer, integrated microwave and oven, five ring gas hob with extractor, UPVC double glazed window, radiator. Door providing side access.

### Landing

Landing leading to bedrooms and bathroom.

### Bedroom 1

14' 5" x 9' 11" (4.39m x 3.03m)

Bedroom 1 to the front of the property, fitted wardrobes, UPVC double glazed walk in bay window, radiator.

### Bedroom 2

12' 12" x 10' 2" (3.96m x 3.11m)

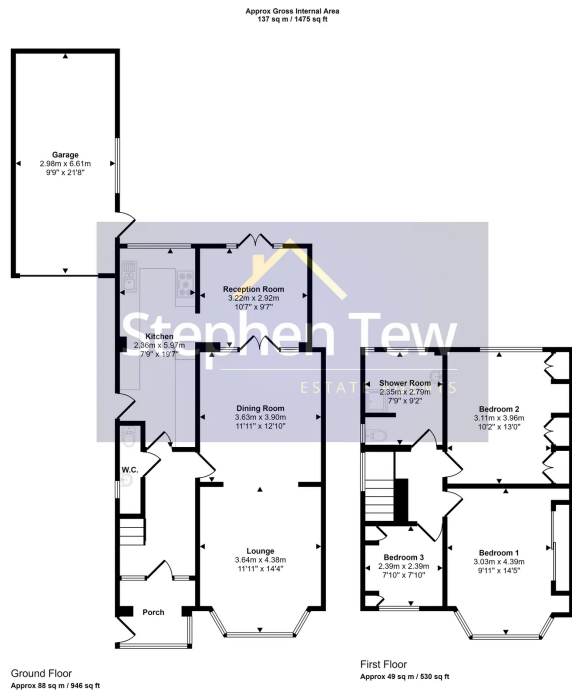
Bedroom 2 to the rear of the property. fitted storage, UPVC double glazed window, radiator.











This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





## Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road - FY4 2HH

01253 401111

[info@stephentew.co.uk](mailto:info@stephentew.co.uk)

[www.stephentew.co.uk](http://www.stephentew.co.uk)

