



**North Park Drive, Blackpool**

Blackpool

Offers Over £475,000

# North Park Drive

## Blackpool

This imposing Detached Residence is situated on one of the most sought after "Address" on the Fylde, close to Victoria Hospital, Stanley Park and other local amenities. The recently modernised accommodation comprises, Entrance Vestibule, Welcoming Hallway, Lounge, Open-plan Family Living / Dining Kitchen with luxury fitted kitchen, Rear Hallway, Utility Room and Separate WC. The First Floor has a Feature Landing with Balcony, 4 Bedrooms, Bathroom & Separate WC. The property has a Gas Central Heating system installed and the windows are uPVC Double Glazed. Off Road parking to the front of the property leading to Garage and Enclosed side and rear gardens.

Council Tax band: G

Tenure: Freehold

- One of the most sought after location.
- Close to Victoria Hospital & Stanley Park
- Open-plan Family Living / Dining Kitchen
- 4 Double Bedrooms
- GF WC
- Off Road Parking & Garage





#### **Entrance Vestibule**

9' 1" x 2' 4" (2.78m x 0.71m)

Tiled floor.

#### **Hallway**

9' 7" x 12' 4" (2.92m x 3.76m)

Feature luxury vinyl flooring, double radiator, feature panelled walls, built-in meter cupboard housing gas and electric meter. Ceiling spotlights and feature return staircase leading to the first floor landing.

#### **Lounge**

15' 3" x 16' 4" (4.64m x 4.97m)

The principal front reception room with a walk-in UPVC double leaded glazed bay window to the front elevation. The focal point of the room is a feature log effect living flame effect electric fire set in chimney breast with UPVC double leaded glazed inglenook windows either side. Double radiator.

#### **Living / Dining Kitchen**

22' 3" x 14' 4" (6.79m x 4.36m)

The second reception area which is open plan to the luxury fitted kitchen has luxury fitted vinyl flooring, UPVC double leaded glazed window to the side elevation, double radiator, ceiling with spotlights and UPVC double leaded glazed double doors with matching windows leading to the rear garden.

#### **Kitchen Area**

Fitted with a matching range of luxury base and eye level units with "Corean" worktops, two integrated electric ovens, integrated fridge / freezer, dishwasher and additional fridge. Built-in pantry style cupboard. Luxury vinyl flooring with underfloor heating, feature island unit with induction hob, ceiling with recessed spotlights and UPVC double leaded glazed window to the rear elevation.





### Rear Hallway

3' 1" x 5' 10" (0.94m x 1.78m)

Storage cupboard, doors lead to WC, access to Utility Room and door to garden.

### WC

5' 3" x 2' 4" (1.61m x 0.72m)

Fitted with a low flush WC, radiator and UPVC double leaded opaque glazed window to the side elevation.

### Utility Room

4' 11" x 7' 6" (1.51m x 2.28m)

Fitted with base and wall units with round edge worktops, single drainer stainless steel sink unit, plumbing for automatic washing machine. Tiled floor and housing the wall mounted gas combination boiler. Door leading into garage.

### Garage

9' 1" x 17' 8" (2.78m x 5.38m)

Integral garage with remote control electric roller door, power and light connected. UPVC double leaded opaque glazed window to the side elevation.

### Landing

6' 5" x 12' 12" (1.96m x 3.95m)

This feature gallery landing has a double radiator, ceiling with recessed spotlights and a UPVC double leaded glazed French doors with matching side windows opening onto a balcony overlooking the front of the property.

### Bedroom 1

12' 7" x 15' 3" (3.84m x 4.64m)

The principal front bedroom with a walk in UPVC double leaded glazed bay window to the front elevation, double radiator.

### Bedroom 2

12' 2" x 9' 10" (3.72m x 3m)

UPVC double leaded glazed window to the rear elevation, double radiator.





### **Bedroom 3**

9' 5" x 10' 2" (2.86m x 3.09m)

UPVC double leaded glazed window to the front elevation, double radiator and access to the part boarded loft.

### **Bedroom 4**

9' 3" x 7' 10" (2.82m x 2.39m)

UPVC double leaded glazed window to the rear elevation, double radiator.

### **Bathroom**

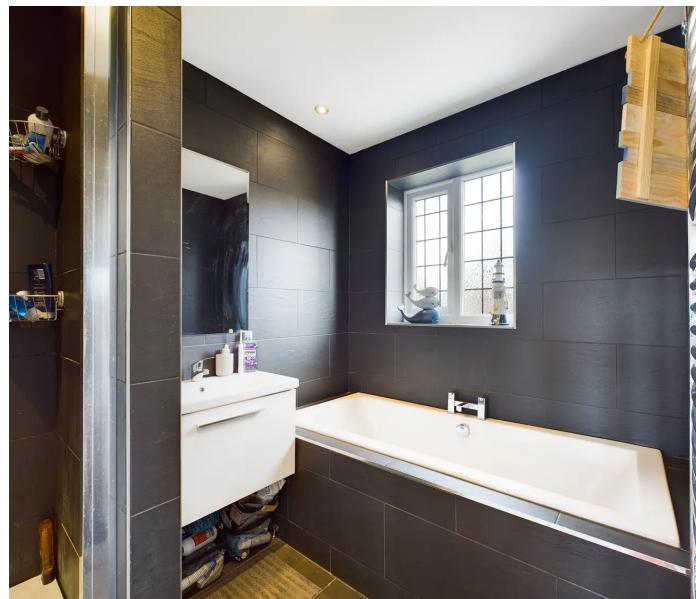
6' 4" x 8' 10" (1.92m x 2.7m)

Fitted with a three-piece white suite, comprising tiled bath, wash hand basin and tiled shower enclosure, full height tiling to all walls, tiled floor, heated towel rail. UPVC double opaque glazed leaded window to the rear elevation.

### **WC**

2' 9" x 5' 2" (0.84m x 1.58m)

Fitted with a low flush WC. UPVC double leaded opaque glazed window to the rear elevation.





#### FRONT GARDEN

Mature front garden area with laid to lawn area and an abundance of shrubs, bushes and trees. Off-road parking provides access to the garage.

#### REAR GARDEN

Enclosed rear garden with laid to lawn area and an abundance of screening trees with a raised patio area with artificial turf.

#### OFF ROAD

2 Parking Spaces

Off road parking to the front of the property which also provides access to the Garage.

#### GARAGE

Single Garage

Integral garage with remote control electric roller door, power and light connected. UPVC double leaded opaque glazed window to the side elevation.





**Stephen Tew**  
ESTATE AGENTS

Approximate total area<sup>(1)</sup>  
927.82 ft<sup>2</sup>  
86.20 m<sup>2</sup>

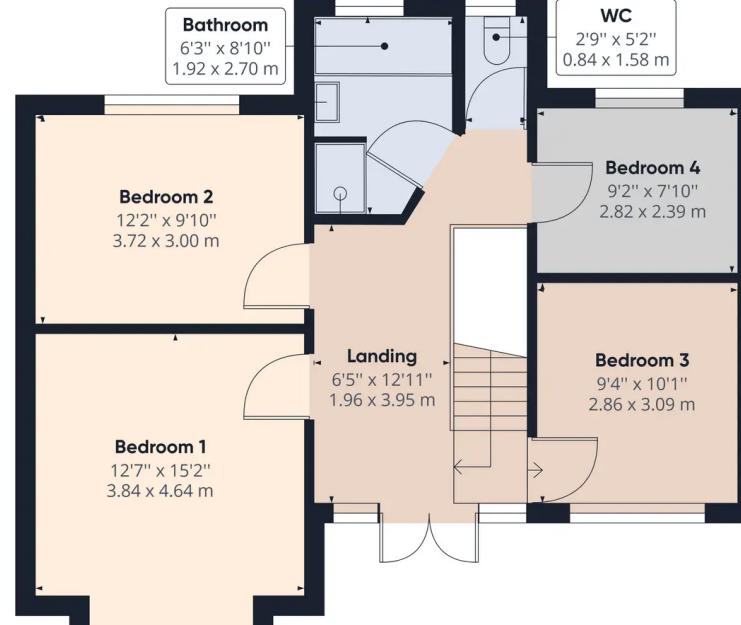
Reduced headroom  
15.32 ft<sup>2</sup>  
1.42 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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ESTATE AGENTS

Approximate total area<sup>(1)</sup>  
656.92 ft<sup>2</sup>  
61.03 m<sup>2</sup>

(1) Excluding balconies and terraces

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ESTATE AGENTS

Approximate total area<sup>(1)</sup>  
1584.75 ft<sup>2</sup>  
147.23 m<sup>2</sup>

Reduced headroom  
15.32 ft<sup>2</sup>  
1.42 m<sup>2</sup>

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Reduced headroom (below 1.5m/4.92ft)

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