



28 Benedict Drive, Blackpool

Blackpool

Offers Over £230,000

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Nestled within the highly sought-after 'Highcross Park' development, this beautifully presented three-bedroom semi-detached home offers modern family living in a desirable location. The property welcomes you with a spacious hallway, leading to a contemporary kitchen and dining area, perfect for entertaining or family meals. The bright and airy lounge overlooks the rear garden, creating a relaxing space for every-day living. A ground floor WC adds further convenience. Upstairs, you will find three well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room, while a separate family bathroom serves the remaining bedrooms. Additional features include a partially boarded loft with a pull-down ladder (providing valuable storage), and the property benefits from being freehold. The house is on a water meter, and the boiler, which is nine years old, was last serviced in June 2025. Allocated parking ensures ease of access, and the location places you within close proximity to Poulton-le-Fylde market town, reputable local schools, and a range of amenities.

The outside space has been thoughtfully designed for both relaxation and practicality. To the rear, an enclosed garden offers a safe and private environment, with a well-maintained lawn and a paved patio area ideal for outdoor dining or entertaining guests. Side gate access provides added convenience, and two storage sheds offer ample space for gardening tools, bicycles, or additional storage needs. The garden is perfect for children to play or for those who enjoy spending time outdoors. The overall plot is easy to maintain, making it suitable for busy families or professionals alike. This property combines contemporary living with a peaceful setting, creating an ideal home for those seeking both comfort and convenience.

Council Tax band: C

Tenure: Freehold

- Semi-Detached Home Located On The Prestigious 'Highcross Park' Development
- Hallway, Kitchen/Diner, Lounge, Ground Floor WC
- Three Bedrooms, One Boasting An En-suite, Separate Family Bathroom
- Allocated Parking, Enclosed Garden
- Within Close Proximity To Poulton-le-Fylde Market Town, Local Schools And





Hallway

Lounge

16' 0" x 10' 10" (4.87m x 3.31m)

Kitchen / Diner

15' 11" x 9' 5" (4.86m x 2.88m)

Ground Floor WC

Landing

Bedroom 1

11' 2" x 9' 0" (3.40m x 2.74m)

En-suite

4' 6" x 7' 9" (1.37m x 2.35m)

Bedroom 2

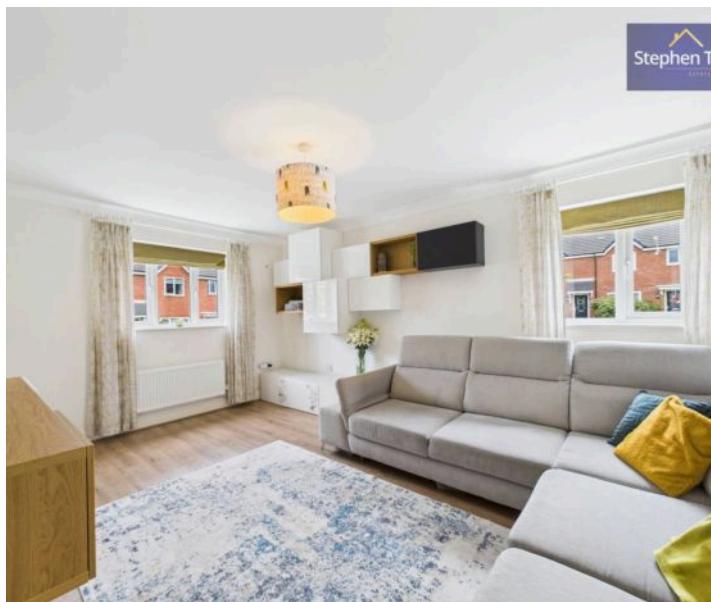
8' 4" x 9' 5" (2.53m x 2.87m)

Bedroom 3

7' 5" x 9' 6" (2.27m x 2.89m)

Bathroom

5' 0" x 6' 8" (1.52m x 2.04m)





Hallway

Lounge

16' 0" x 10' 10" (4.87m x 3.31m)

Kitchen / Diner

15' 11" x 9' 5" (4.86m x 2.88m)

Ground Floor WC

Landing

Bedroom 1

11' 2" x 9' 0" (3.40m x 2.74m)

En-suite

4' 6" x 7' 9" (1.37m x 2.35m)

Bedroom 2

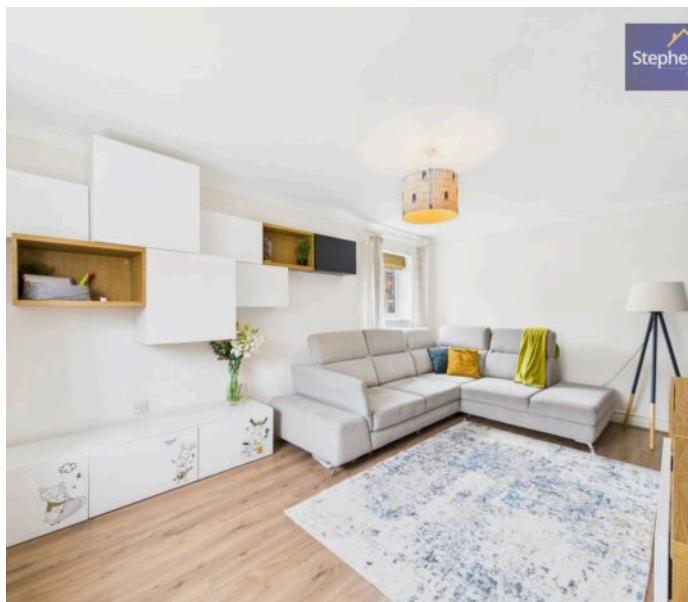
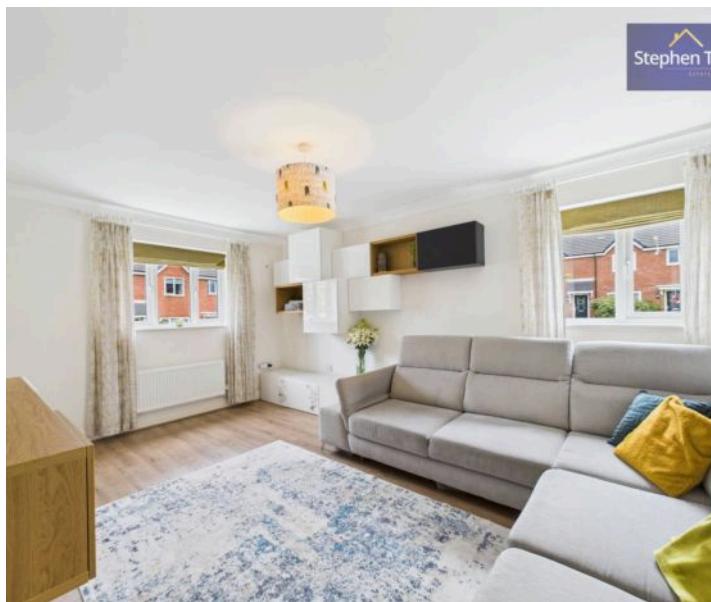
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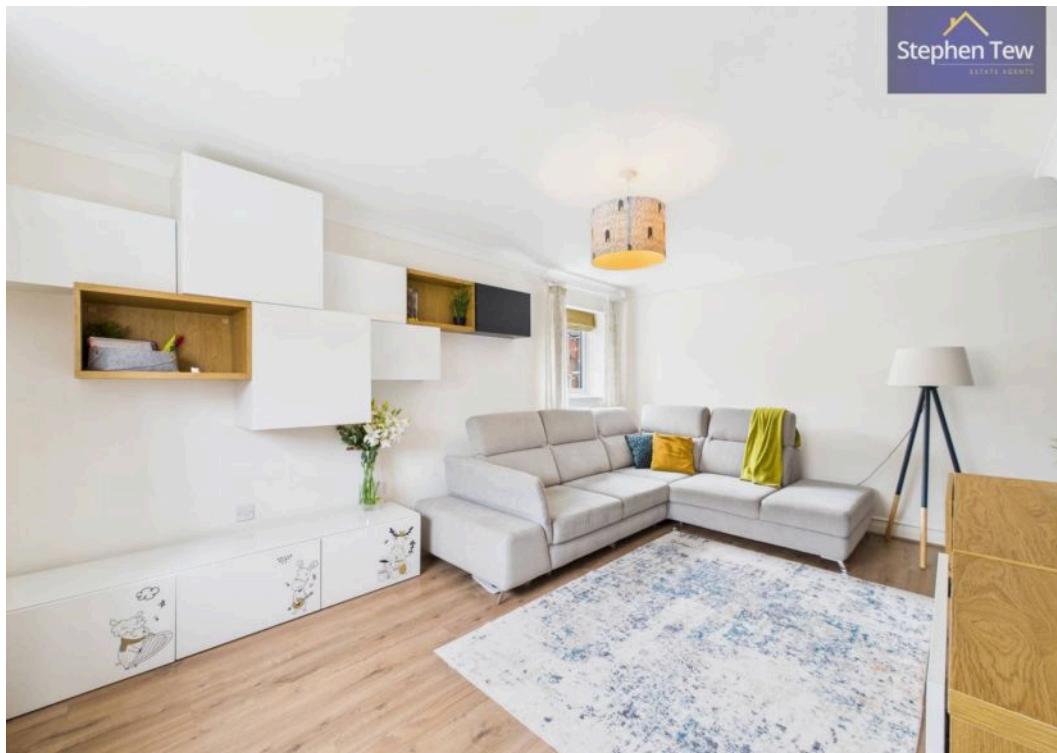
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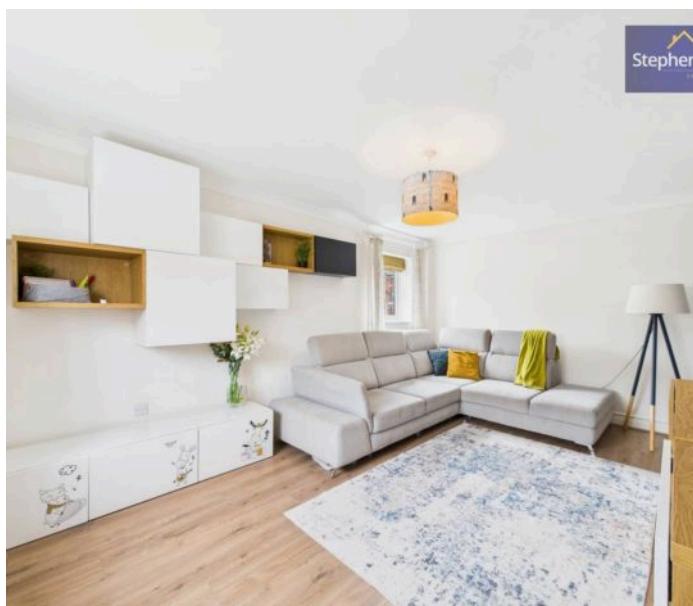
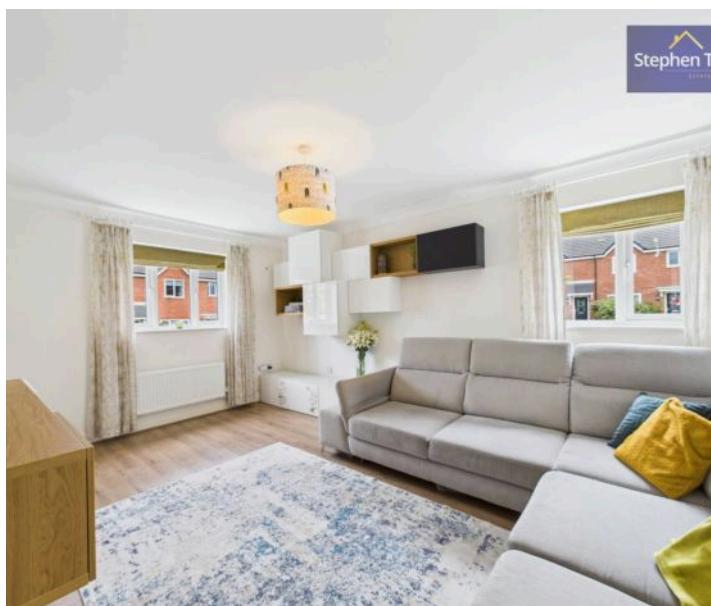


FRONT GARDEN

REAR GARDEN

Enclosed garden to the rear with laid to lawn, paved patio area, side gate access and storage sheds.

DRIVEWAY







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