



**5 PARKWAY,
 BLACKPOOL,
 LANCASHIRE,
 FY3 8NF**

£420,000



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SUBSTANTIAL TRADITIONAL PROPERTY IN A SOUGHT AFTER LOCATION

EXCEPTIONAL FAMILY HOME OFFERING GREAT POTENTIAL. THIS DETACHED HOUSE OFFERS SPACIOUS ACCOMMODATION. THE PROPERTY IS SITUATED IN A MOST CONVENIENT RESIDENTIAL LOCATION CLOSE TO STANLEY PARK AND IS WITHIN CLOSE PROXIMITY TO BLACKPOOL VICTORIA HOSPITAL, SHOPPING FACILITIES AND MOTORWAY LINKS. THE LAYOUT BRIEFLY INCLUDES; TWO GENEROUS RECEPTION ROOMS, FOUR GOOD BEDROOMS, BATHROOM AND ENSUITE. LARGE SECOND FLOOR CURRENTLY PROVIDING A STUDY AND GAMES ROOM. GOOD SIZE GARDENS WITH A TANDEM GARAGE.

A WONDERFUL HOME WHICH MUST BE VIEWED TO APPRECIATE THE POTENTIAL.



LOCATION: Parkway sits in-between North Park Drive and Newton Drive (SAT NAV FY3 8NF), a sought-after residential location close to Stanley Park. Blackpool town centre is within a short drive for all it's amenities, Blackpool Victoria Hospital and access to motorway links.

STYLE: Traditional family home built under a tiled roof.

CONDITION: A well maintained property ready for general updating, traditional and character style of décor throughout.

ACCOMMODATION: Ground Floor; entrance vestibule and welcoming hall with cloakroom w.c and staircase leading off. Front lounge with feature open fire and bay window, good size second reception/dining room with fireplace and French windows out to the rear garden. Breakfast kitchen with French doors and access to a utility room. First floor; landing area with staircase leading off, four good bedrooms, the master with walk in wardrobe and ensuite. Bathroom W.C. Second Floor; landing area currently used as an office space with built in cupboard and additional large room, ideal for a bedroom conversion.

OUTSIDE: Patio front garden set behind a low-level wall with garden path and small borders. Two driveways providing off road parking and leading to the tandem garage with laundry area to the rear. Rear garden mainly laid to lawn with side borders and patio seating area. Hedging and established trees. Brick outbuilding.

SERVICES: All main services are connected, gas central heating installed.

COUNCIL TAX: The property is listed as Council Tax Band F (Blackpool Borough Council).

TENURE: We are advised the tenure of the property is freehold.

VIEWING: By appointment strictly through the agents office.

EPC: To follow.