



45 South Park Drive, Stanley Park,
Blackpool, FY3 9PX

£225,000

***** PRIME LOCATION CHARACTER HOME *****

This **BEAUTIFULL** character semi-detached house is situated in a **PRIME** location just 200 yards from the south entrance to **STANLEY PARK**.

With **THREE DOUBLE** bedrooms, where the smallest is **OVER 10ft x 9ft**, a **BESPOKE** bathroom and **SUPERB** fitted open-plan fitted dining kitchen and second lounge area, with patio doors and windows directly leading out to the sunnier **WEST** facing rear gardens.

Surely a MUST SEE !

- **Three DOUBLE** bedrooms
- **Large lounge**
- **SUPERB** dining kitchen
- **PRIME** location
- **WEST** facing rear
- **Within just 200 yards of STANLEY PARK**
- **NO** onward chain

Successfully selling property since
1948.



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Reception Hall: Staircase, Oak flooring, Radiator with decorative cover.

Lounge: 15'9" x 12'6" (4.80 m x 3.80 m) Feature open fireplace, Coved ceiling, Double glazed bay window, Radiator.

Ground Floor WC: Low flush WC, Wash basin, Decorative leaded window, Oak flooring, Meter cupboard.

Dining Kitchen: 21'8" x 16'1" (6.60 m x 4.90 m) Stylish range of fitted wall and base cupboard units, Complementary granite worktops with integrated drainer and stainless steel sinks, Free standing 'Rangemaster' multi oven and six ring hob with griddle plate, Overhead extractor, Integrated fridge and dishwasher, Oak flooring, Fireplace recessed to chimney breast, Double glazed windows and doors directly overlooking and heading to sunnier west facing rear gardens.



First Floor:

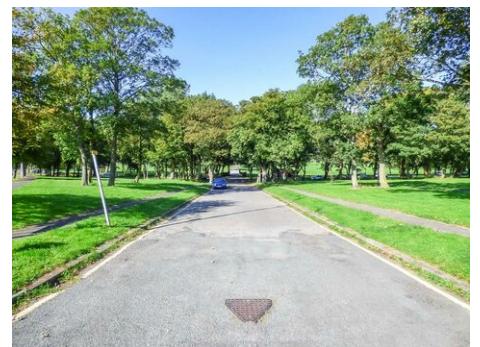
Landing: Loft access, Coved ceiling, Feature leaded window.

Bedroom 1: 15'9" x 12'2" (4.80 m x 3.70 m) Built in wardrobes to alcove, Double glazed bay window with feature leaded top lights, Radiator.

Bedroom 2: 13'9" x 11'10" (4.20 m x 3.60 m) Built in wardrobes to alcoves, Double glazed window, Radiator.

Bedroom 3: 10'2" x 9'2" (3.10 m x 2.80 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Large panelled bath with overhead shower and screen, Feature vanity wash basin and integrated low flush WC, Part tiled walls and tiled floor, Two double glazed windows, Heated towel rail/radiator.



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Outside:

Front Garden: Mostly concreted to provide off street parking.

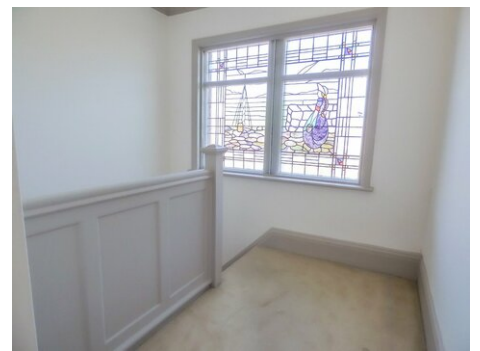
Rear Garden: A sunnier 'west' facing aspect, Mostly lawned with large stone paved patio area and second raised patio area with brick barbecue below pergola. Flowered beds to border. Raised timber 'children's' playhouse.

Outbuilding: Brick built outbuilding with light and power and water, plumbed for automatic washer. Fittings have allowed this to be used and a utility room supplementing the kitchen.

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band D £2170.95 (2023/24)

Heating: Gas central heating (NOT TESTED).



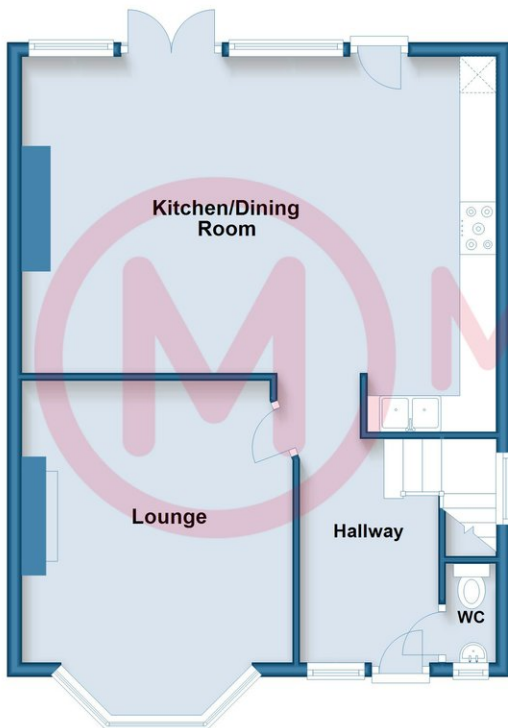
Directions: Head south along East Park Drive, at the mini roundabout carry on straight on onto South Park Drive.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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South Park Drive

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