



15 North Park Drive, Blackpool,  
Lancashire, FY3 8LP

**£264,500**

**\*\*\* LARGE CHARACTER SEMI-DETACHED IN A PRIME LOCATION \*\*\***

This is a **SUBSTANTIAL** character semi-detached home situated on one of Blackpool's premier roads, **NORTH PARK DRIVE** and directly overlooks **STANLEY PARK**.

Although ideally requiring further updating, well presented and briefly comprising, **THREE** separate reception rooms **PLUS** a dining kitchen **OVER 13ft x 9ft**. To the first floor **FOUR DOUBLE** bedrooms and a bathroom with separate WC.

Being opposite Stanley Park, the location is conveniently within just 0.6 miles of **VICTORIA HOSPITAL** and 0.3 miles of the numerous local shops and amenities on **Whitegate Drive**.

- FOUR bedrooms
- THREE reception rooms
- DINING kitchen
- Bathroom & Separate WC
- Gardens
- Parking PLUS Garage
- PRIME location
- NO chain

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**Vestibule:** Tiled floor, Double doors.

**Hall:** Staircase, Coved ceiling, Radiator.

**Ground Floor WC:** Low flush WC, Meters, UPVC double glazed window.

**Lounge:** 17'11" x 14'10" (5.46 m x 4.52 m) Fireplace with fire surround, Marble inset and hearth, Coved ceiling, Radiator.

**Second Lounge:** 18'0" x 12'10" (5.49 m x 3.91 m) Fitted gas fire, Picture rail, Coved ceiling, Radiator.

**Dining Room:** 14'5" x 9'11" (4.39 m x 3.02 m) Built in louvred storage cupboard, Serving hatch to second lounge, Wood effect laminate flooring, Two UPVC double glazed windows, Double radiator.

**Dining Kitchen:** 13'6" x 9'9" (4.11 m x 2.97 m) Fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl sink, Tiled walls and floor, UPVC double glazed window, Double radiator.

**First Floor: Landing:** Built in storage cupboard.

**Bedroom 1:** 18'0" x 12'9" (5.49 m x 3.89 m) Built in wardrobes and drawers to alcoves, Bay window, Coved ceiling, Radiator.

**Bedroom 2:** 18'1" x 12'10" (5.51 m x 3.91 m) Built in wardrobes, Coved ceiling, Radiator.

**Bedroom 4:** 10'4" x 9'11" (3.15 m x 3.02 m) Built in wardrobe, Radiator.

**Separate WC:** Low flush WC, Tiled walls, UPVC double glazed window.

**Bathroom:** Modern bathroom comprising; Panelled bath, Large shower cubicle, Vanity wash basin, Built in storage cupboards, Tiled walls, UPVC double glazed window, Heated towel rail/radiator.

**Bedroom 3:** 9'10" x 8'7" (3.00 m x 2.62 m) Coved ceiling, Picture rail, UPVC double glazed window, Radiator.

**Outside:**

**Front:** Lawned with flowerbeds to border.

**Rear:** Paved patio, Lawn, Established flowerbed to border, Superb level of privacy.

**Garage:** Brick built garage

**Heating:** Gas central heating (NOT TESTED).

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

**Council Tax:** Band - E £2783.00 (2024/25)



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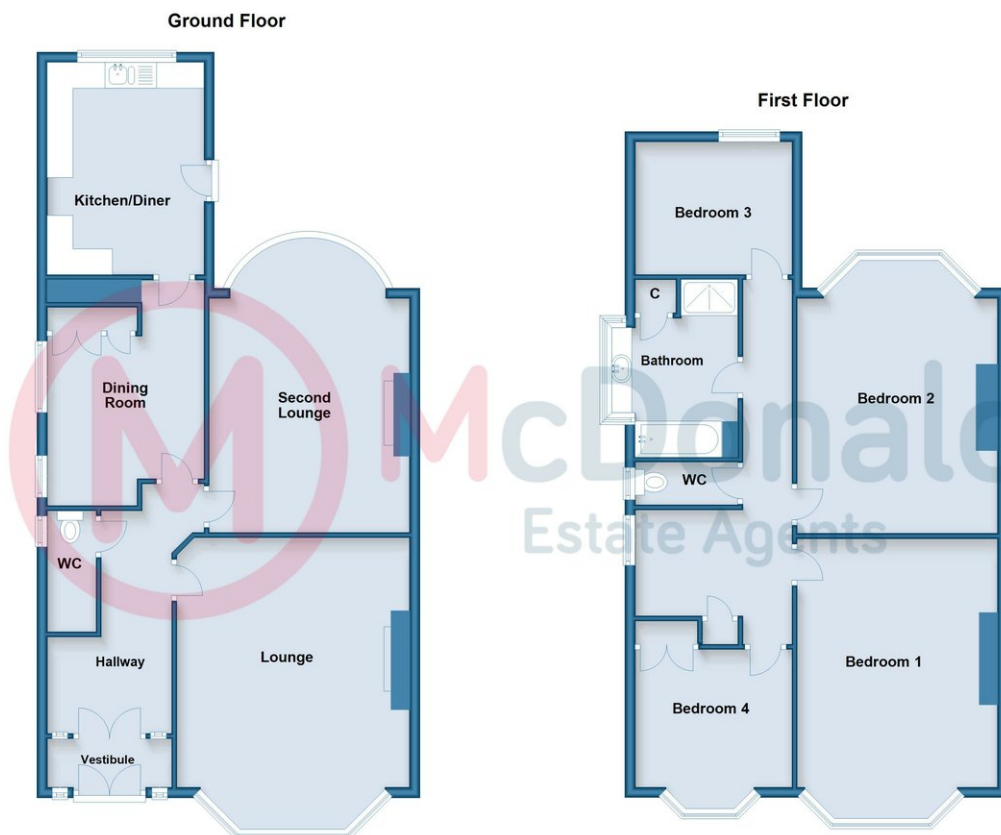


**Directions:** Travel south along Whitegate Drive. At the first set of lights turn left. Keeping left up Forest Gate at the top of the hill proceed straight ahead and the road merges into North Park Drive.

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



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North Park Drive

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