



133 Clifton Drive, South Shore,
Blackpool, FY4 1RT

£249,950

***** DETACHED RESIDENCE, an ideal DEVELOPMENT / INVESTMENT OPPORTUNITY*****

This **DETACHED** house does require further modernisation, but would make a super family home with generous accommodation, standing on a **LARGE PLOT** and situated just 250 yards from the **SEAFRONT** and promenade.

Briefly comprising; **FOUR** bedrooms, **THREE** reception rooms, a **FITTED** kitchen, **FOUR** piece bathroom plus **TWO** additional WC's and a **LARGE** plot with ample **PARKING** plus a detached brick garage.

No onward chain.

- FOUR bedrooms • THREE reception rooms
- Fitted kitchen
- FOUR piece bathroom
- TWO additional WCs
- UPVC double glazing • Gas central heating
- LARGE gardens
- Garage PLUS parking

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Vestibule: Meter cupboard, Double doors, Wood effect laminate flooring.

Hall: Staircase, Storage cupboards, Wood effect laminate flooring, Radiator.

Lounge: 13'2" x 12'6" (4.01 m x 3.81 m) Fire surround, UPVC double glazed bay window, Two decorative leaded inglenook windows, Radiator.

Second Lounge: 14'8" x 14'3" (4.47 m x 4.34 m) Fire surround, UPVC double glazed bay window, Two feature leaded inglenook windows, Radiator.

Ground Floor WC: Low flush WC, Wash basin, Wood effect laminate flooring, Two UPVC double glazed windows.

Kitchen: 10'0" x 9'0" (3.05 m x 2.74 m) Fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl stainless steel sink, Built in oven and hob with extractor hood, Plumbed for washing machine, Part tiled walls, Wood effect laminate flooring, UPVC double glazed window.

Dining Room: 9'3" x 8'11" (2.82 m x 2.72 m) Wood effect laminate flooring, UPVC double glazed window and rear door, Radiator.

Utility Cupboards: Two utility cupboards, one plumbed for washing machine, Combi gas central heating boiler.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 12'11" x 12'6" (3.94 m x 3.81 m) Built in wardrobe, UPVC double glazed window, Radiator.

Bedroom 2: 12'5" x 12'1" (3.78 m x 3.68 m) Built in wardrobes, UPVC double glazed window, Radiator.

Bedroom 3: 8'11" x 8'6" (2.72 m x 2.59 m) UPVC double glazed window, Radiator.

Bedroom 4: 9'1" x 8'4" (2.77 m x 2.54 m) UPVC double glazed window, Radiator.

Bathroom: Four piece bathroom in white comprising; Panelled bath, Shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Radiator.

Outside:

Front: Lawned, Flowerbed to border.

Rear: Mainly lawned, Flowerbed to border.

Garage: Detached brick garage with an up and over door, Additional parking to private driveway.

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)

Additional Information: The property has limited indoor mobile coverage.



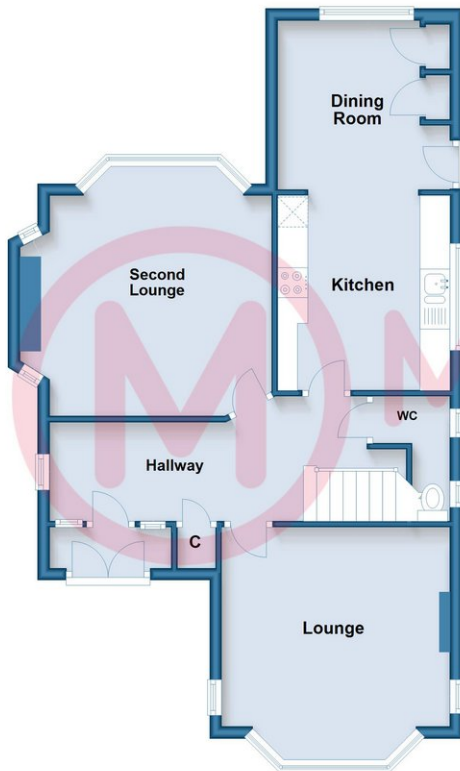
Directions: Take The Promenade heading South. On passing The Pleasure Beach, bear left onto Clifton Drive.

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 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Clifton Drive

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