



**209 Newton Drive, Blackpool**

Blackpool

Offers Over **£250,000**



# 209 Newton Drive

Blackpool, Blackpool

This charming 4-bedroom semi-detached house presents itself as a deceptively spacious family home, boasting a prime location with convenient access to Victoria Hospital, scenic Stanley Park, and various local amenities. The ground floor welcomes you with an entrance porch, hallway, lounge, kitchen/diner, bathroom, master bedroom with fitted wardrobes, and a second bedroom or dining room featuring patio doors. Descend to the lower ground floor to discover a hallway, two spacious rooms that could be utilised as additional living space/bedrooms, a storage room, access to the integral garage, and a utility room. The property comes with the added convenience of no onward chain, off-road parking for multiple cars, and a rebuilt structure in 2000.

Outside, the property offers a paved driveway at the front, secured by double gates, and a delightful laid to lawn area. A private south-facing garden awaits at the rear, complete with steps leading to a second laid to lawn area and a convenient storage shed. The integral garage ensures additional parking or storage space, contributing to the versatility and allure of this exceptional property.

Council Tax band: A

Tenure: Freehold

- No Onward Chain
- Situated in a prime location within close proximity to Victoria Hospital, Stanley Park and other local amenities
- Ground floor: entrance porch, hallway, lounge, kitchen/diner, bathroom, master bedroom, second bedroom/dining room with patio doors
- To the lower ground floor; hallway, 2 spacious rooms that could be utilised as additional living space/bedrooms, storage room, access to the integral garage and utility room
- Integral Garage, Off Road Parking for multiple cars
- Private South Facing Garden to the rear







**Entrance vestibule**

**Hallway**

**Lounge**

17' 11" x 12' 10" (5.45m x 3.90m)

**Kitchen/Diner**

14' 6" x 10' 0" (4.43m x 3.04m)

**Bathroom**

7' 2" x 9' 6" (2.18m x 2.89m)

**Bedroom**

13' 7" x 10' 2" (4.13m x 3.10m)

**Bedroom / Dining Room**

9' 4" x 12' 11" (2.84m x 3.93m)

**Hallway**

**Living Room/Bedroom**

16' 10" x 12' 11" (5.14m x 3.94m)

**Living Room/Bedroom**

13' 7" x 10' 1" (4.13m x 3.07m)

**Storage Room**

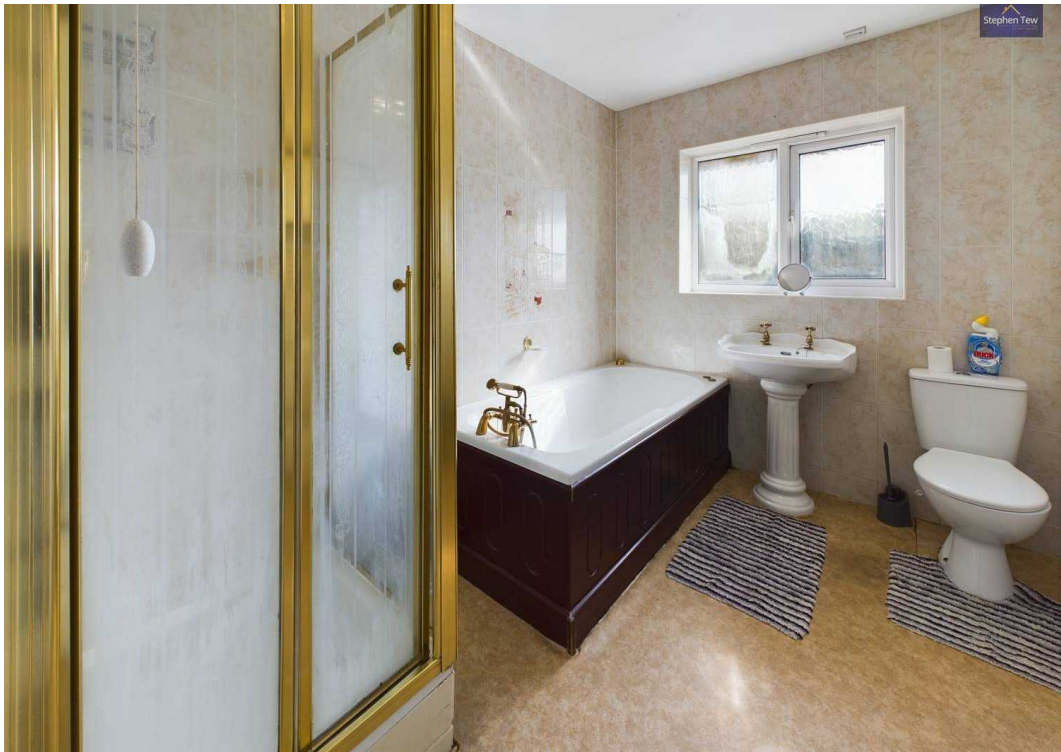
7' 9" x 3' 10" (2.36m x 1.18m)

**Utility Room**

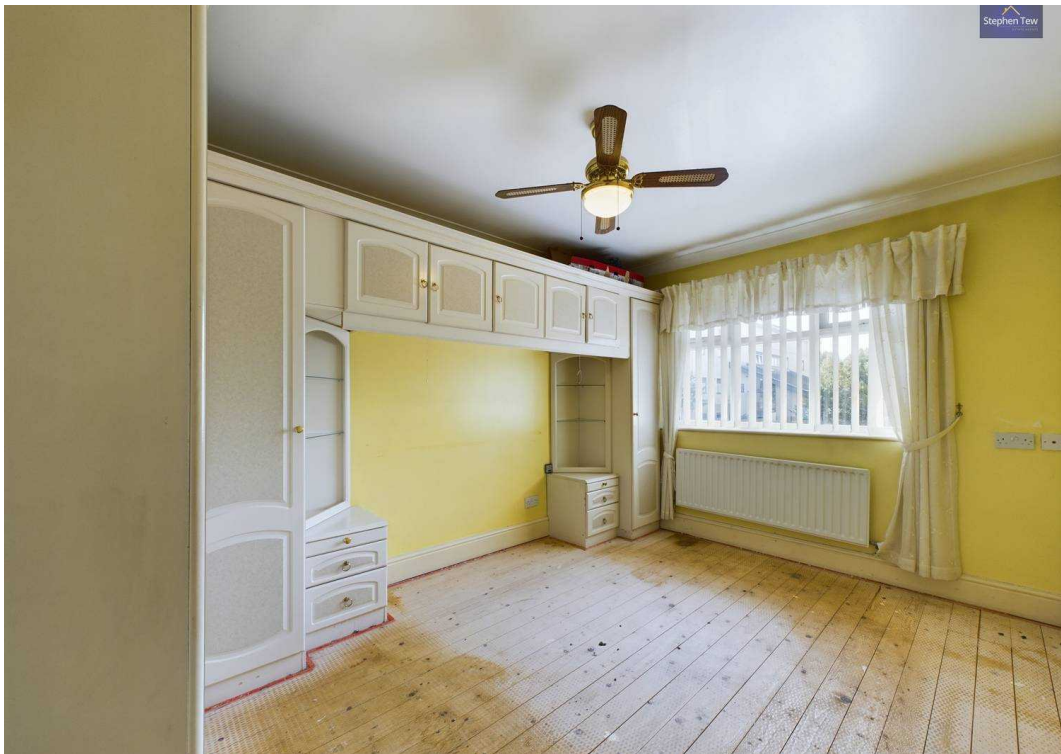
8' 0" x 10' 0" (2.45m x 3.05m)















### **FRONT GARDEN**

Paved driveway to the front with double gates and laid to lawn area.

### **REAR GARDEN**

Steps leading down to a private garden featuring laid to lawn and storage shed.

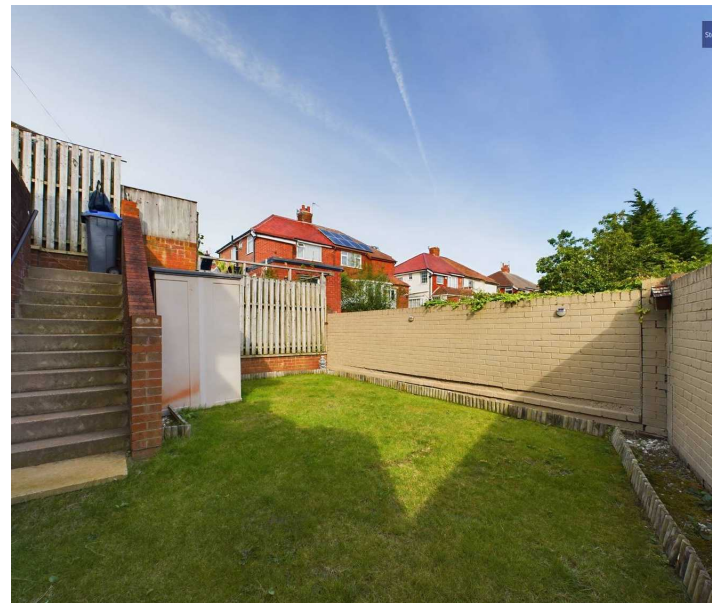
### **GARAGE**

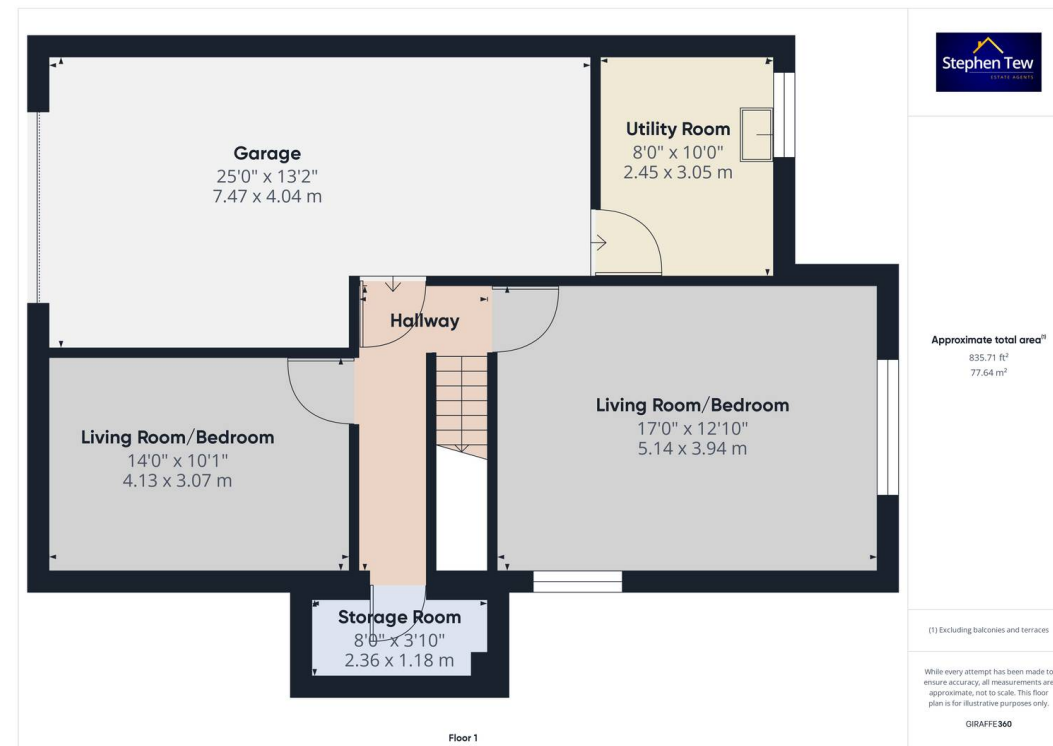
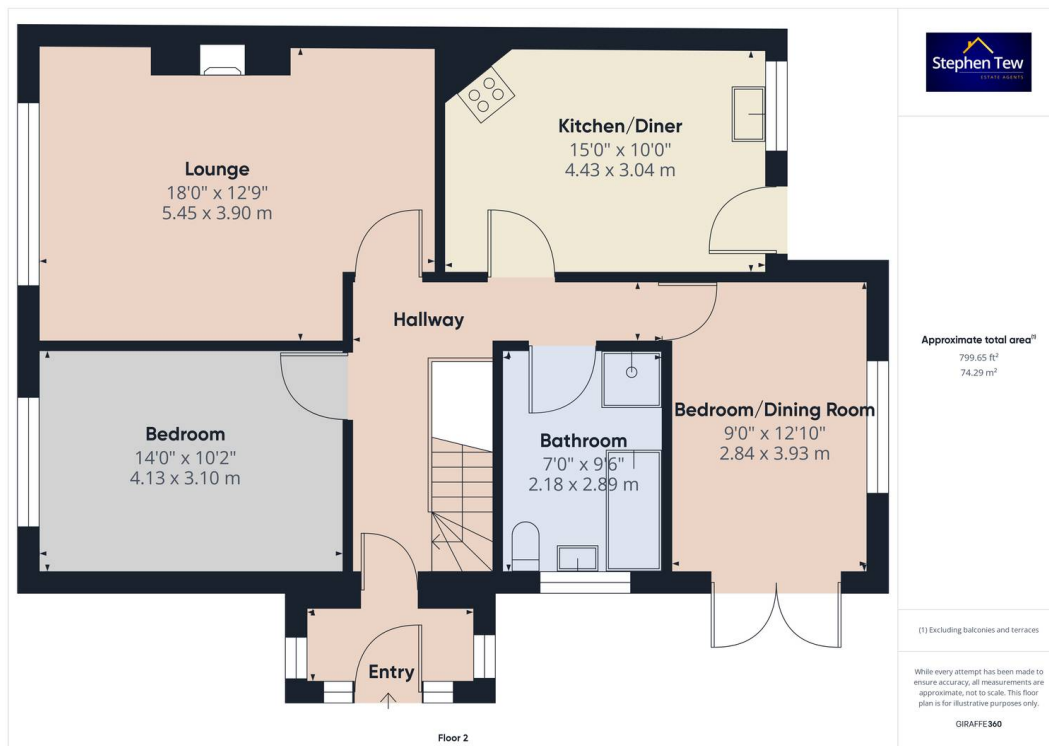
Single Garage

Integral garage

### **DRIVEWAY**

3 Parking Spaces









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