



**42 Pasture Close, Blackpool**

Blackpool

Offers Over **£290,000**

## 42 Pasture Close

### Blackpool

Nestled within the sought-after 'Marton Meadows' development on the outskirts of Blackpool, this meticulously crafted 4-bedroom detached house, constructed by Wain Homes in 2018, presents an enticing opportunity for those seeking contemporary living in a tranquil setting. Ideally situated to offer easy access to all parts of the Fylde Coast, this property is just a short drive away from the vibrant towns of Blackpool, Lytham, and St. Annes, boasting an array of shopping facilities, restaurants, and amenities. Additionally, commuters will appreciate the convenient proximity to the M55 motorway, making travel to neighbouring areas seamless.

Upon entering, one is greeted by the inviting entrance hallway leading to the well-appointed dining room, modern kitchen, spacious lounge, and a charming conservatory that floods the space with natural light. The first floor encompasses a landing, four generously sized bedrooms, with an en-suite shower room enhancing the master bedroom, and a contemporary four-piece family bathroom. Further enhancing the appeal are the gas central heating and uPVC double glazing, ensuring comfort throughout the seasons. Externally, the property boasts a single garage, a driveway providing parking for 3 cars, and an enclosed rear garden, perfect for relaxation and entertaining, adding to the allure of this impeccable dwelling.

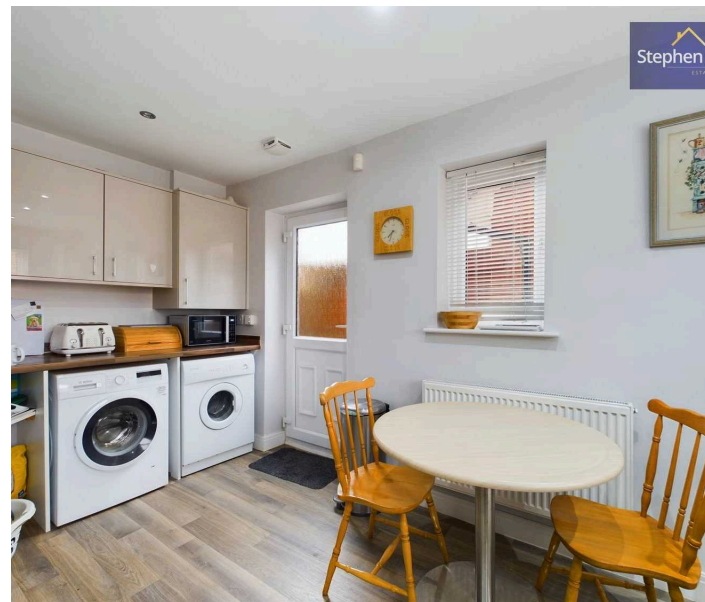
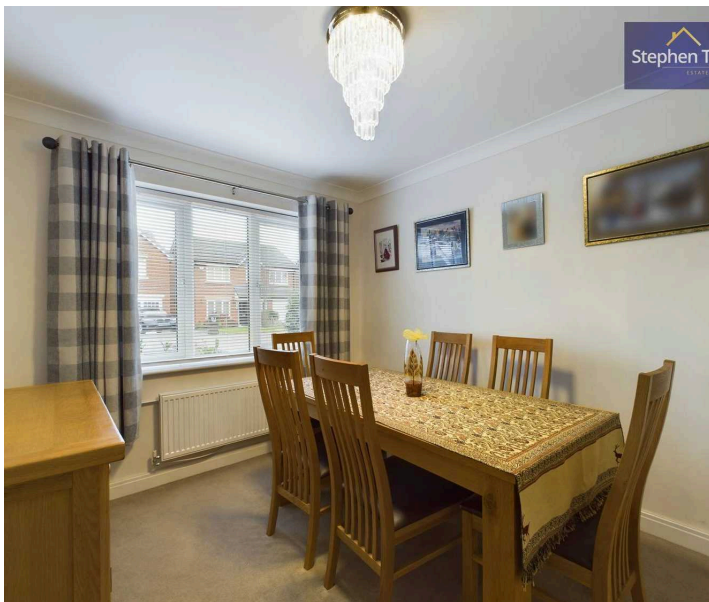
Council Tax band: E

Tenure: Freehold





- Located On The Popular 'Marton Meadows' Development On The Outskirts Of Blackpool, Built By Wain Homes in 2018
- Ideally Situated With Easy Access To All Parts Of The Fylde Coast
- A Short Drive To Nearby Towns Of Blackpool, Lytham And St. Annes Offering A Variety Of Shopping Facilities, Restaurants And Amenities
- Ideally Placed For Commuting With The M55 Just A Short Drive Away
- Well presented Detached Property on a tranquil development
- Entrance Hallway, Downstairs WC, Dining Room, Kitchen, Lounge, Conservatory
- Landing, 4 Generously sized bedrooms with en-suite from the master bedroom, Modern 4 piece suite family bathroom
- Gas Central Heating, uPVC Double Glazing
- Single Garage, Driveway for 3 cars, Enclosed rear garden





## Hallway

### Downstairs WC

6' 6" x 3' 3" (1.98m x 0.98m)

### Dining Room

11' 2" x 9' 2" (3.41m x 2.80m)

### Kitchen

15' 5" x 10' 9" (4.69m x 3.28m)

### Lounge

12' 4" x 14' 6" (3.75m x 4.43m)

### Conservatory

12' 7" x 8' 4" (3.83m x 2.53m)

### First Floor Landing

### Bedroom 1

14' 1" x 12' 8" (4.30m x 3.86m)

### En-suite

6' 7" x 4' 7" (2.00m x 1.40m)

### Bedroom 2

14' 3" x 9' 2" (4.34m x 2.79m)

### Bedroom 3

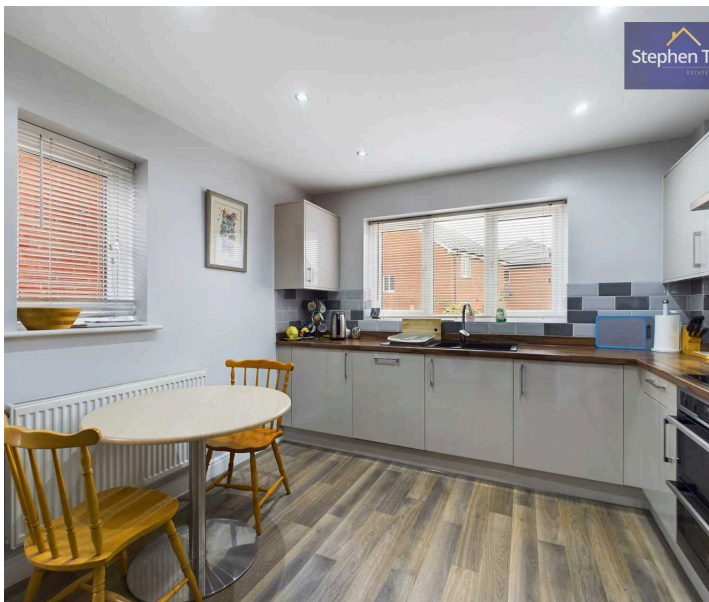
12' 6" x 9' 3" (3.82m x 2.83m)

### Bedroom 4

9' 7" x 9' 2" (2.92m x 2.79m)

### Bathroom

8' 7" x 6' 6" (2.62m x 1.98m)





## Hallway

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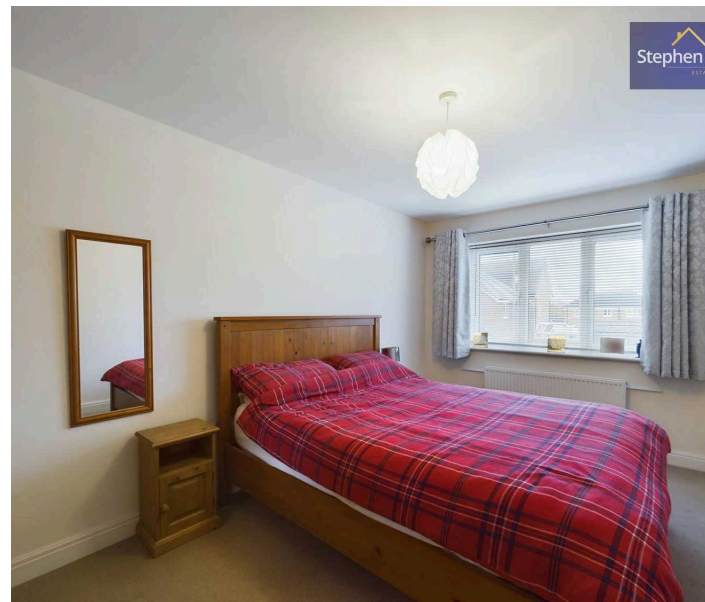
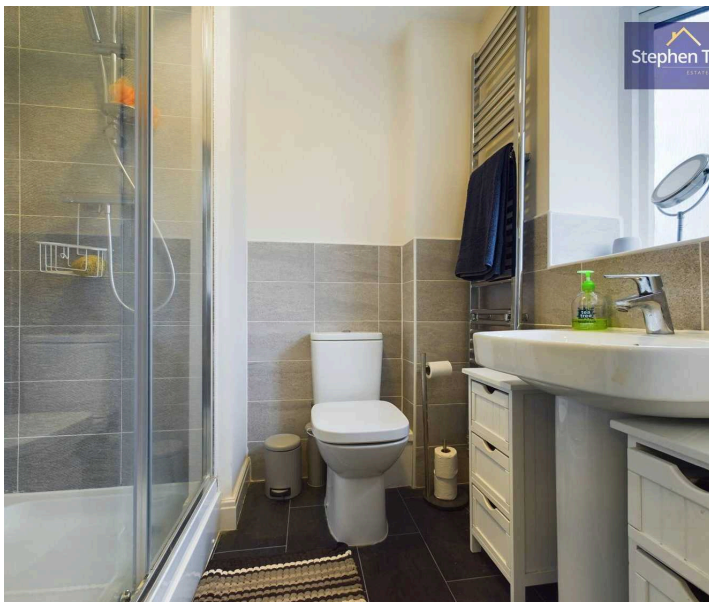
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#### Bedroom 4

9' 7" x 9' 2" (2.92m x 2.79m)

### Bathroom

8' 7" x 6' 6" (2.62m x 1.98m)





## Hallway

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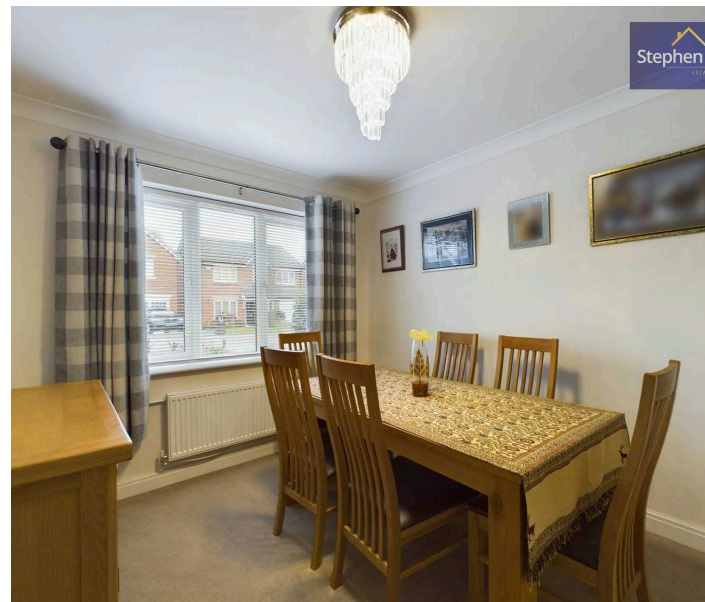
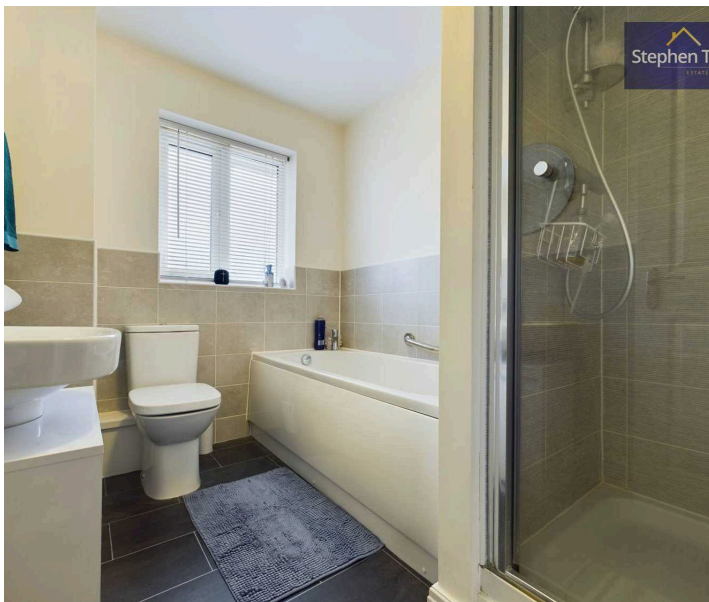
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**REAR GARDEN**

**FRONT GARDEN**

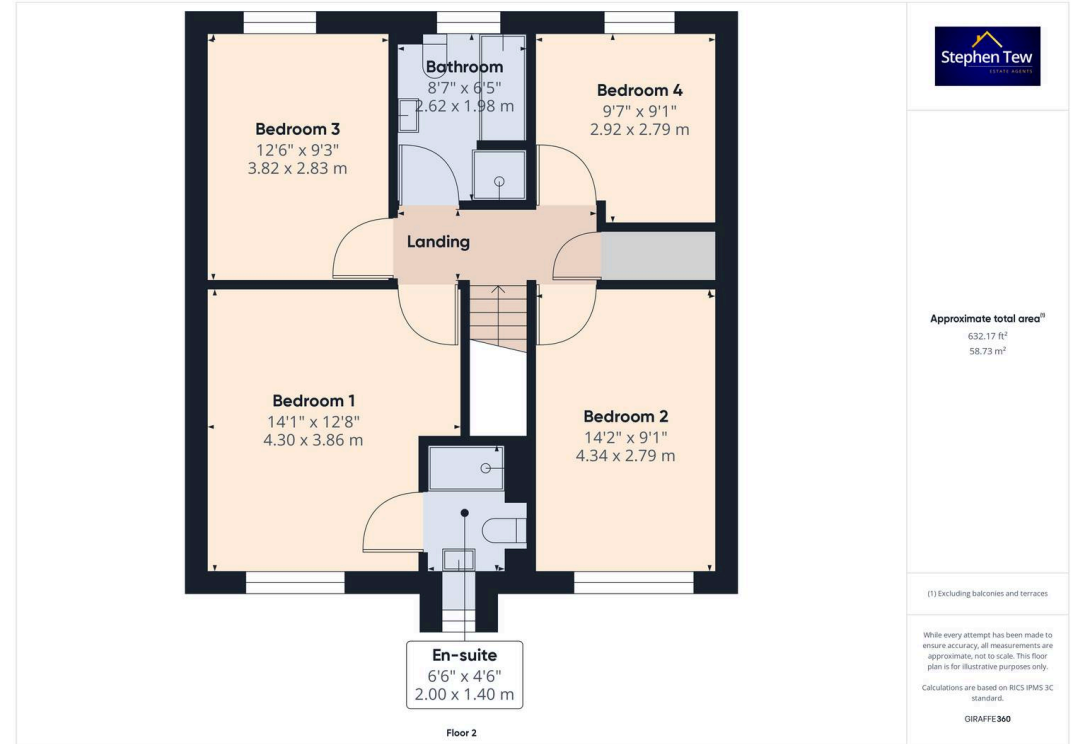
**GARAGE**

Single Garage

**DRIVEWAY**

3 Parking Spaces









## Stephen Tew Estate Agents

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