



**9 Moorland Court, Blackpool**

Blackpool

Offers Over **£250,000**



# 9 Moorland Court

## Blackpool

This splendid three-bedroom detached house offers the epitome of comfortable family living in the sought-after Marples Grange development. Nestled within a peaceful cul-de-sac, this detached family home boasts a welcoming hallway, spacious lounge, and a modern open-plan kitchen/diner, along with a convenient ground floor WC. Upstairs, you'll find three tastefully appointed bedrooms, including an en-suite to the master, complemented by a stylish family bathroom.

Outside, the property features an enclosed garden to the rear with a lush lawn, wooden decking and side gate access, perfect for outdoor enjoyment, alongside off-road parking for multiple cars.

Additional highlights include a partially boarded loft with pull-down ladders, integrated kitchen appliances, patio doors leading to the garden, an electric car charging port, and an external electric supply.

Book your viewing today to view this wonderful family home!

Council Tax band: D

Tenure: Freehold

- Detached Family Home Located On Marples Grange Development
- Cul-de-Sac Location
- Hallway, Lounge, Open Plan Kitchen/Diner, Ground Floor WC
- 3 Bedrooms, En-suite To The Master, Family Bathroom
- Enclosed Garden To The Rear, Off Road Parking
- Partially Boarded Loft With Pull Down Ladders
- Property Is On A Water Meter, Boiler Located In Kitchen







### Hallway

13' 1" x 6' 4" (4.00m x 1.94m)

### Lounge

12' 2" x 12' 11" (3.72m x 3.93m)

### Kitchen/Diner

9' 4" x 18' 2" (2.84m x 5.53m)

### Ground Floor WC

4' 7" x 3' 1" (1.40m x 0.95m)

### Landing

6' 11" x 4' 10" (2.11m x 1.48m)

### Bedroom 1

10' 8" x 11' 11" (3.25m x 3.63m)

### En-suite

5' 2" x 5' 1" (1.57m x 1.56m)

### Bedroom 2

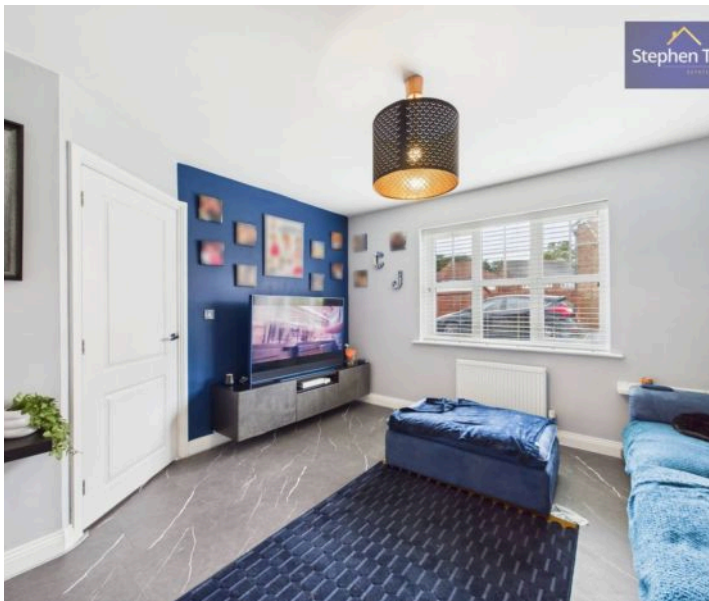
9' 5" x 9' 7" (2.88m x 2.93m)

### Bedroom 3

9' 7" x 8' 2" (2.92m x 2.50m)

### Bathroom

6' 11" x 5' 7" (2.11m x 1.70m)







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#### **Lounge**

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#### **Bathroom**

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#### **FRONT GARDEN**

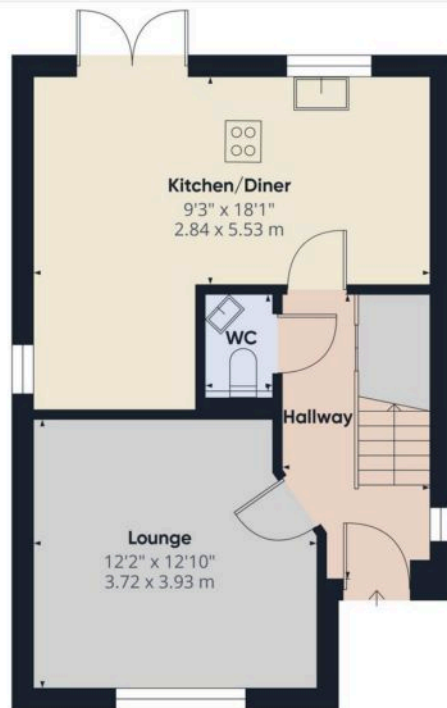
#### **REAR GARDEN**

Enclosed garden to the rear with laid to lawn and wooden decking.

#### **DRIVEWAY**

3 Parking Spaces





Floor 1



Approximate total area<sup>(1)</sup>  
467 ft<sup>2</sup>  
43.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2



Approximate total area<sup>(1)</sup>  
415 ft<sup>2</sup>  
38.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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