



**5 Stamford Place, Blackpool**

Blackpool

Offers Over **£320,000**



# 5 Stamford Place

## Blackpool

Nestled within the sought after 'Highcross Park' development, this exquisite 4 Bedroom Detached House effortlessly combines modern luxury and comfort. The property is conveniently located in close proximity to Poulton-le-Fylde Market Town, within walking distance to local schools, and amenities.

The property's inviting layout comprises a hallway, lounge, dining room, kitchen, utility room, and a convenient ground floor WC. The modern kitchen boasts integrated appliances, such as a fridge, freezer, 5-ring gas hob, double oven, and dishwasher, while the patio doors in the dining room beckon you to enjoy al fresco dining in the large, south-facing garden.

Ascend the stairs to discover four well-appointed bedrooms, including an en-suite to the master, and fitted wardrobes to two of the bedrooms, and a four piece suite family bathroom.

The outside space of this property epitomises the hallmark of luxurious living. The south-facing enclosed garden boasts a meticulously manicured lawn, accented by paving stones, leading to a wooden decking area ideal for lounging and entertaining. Enhancing this outdoor space is a wooden outdoor bar/storage shed, complete with power and electric heating. Additional highlights include a garage and off-road parking for two cars with an electric charging point.

Council Tax band: E

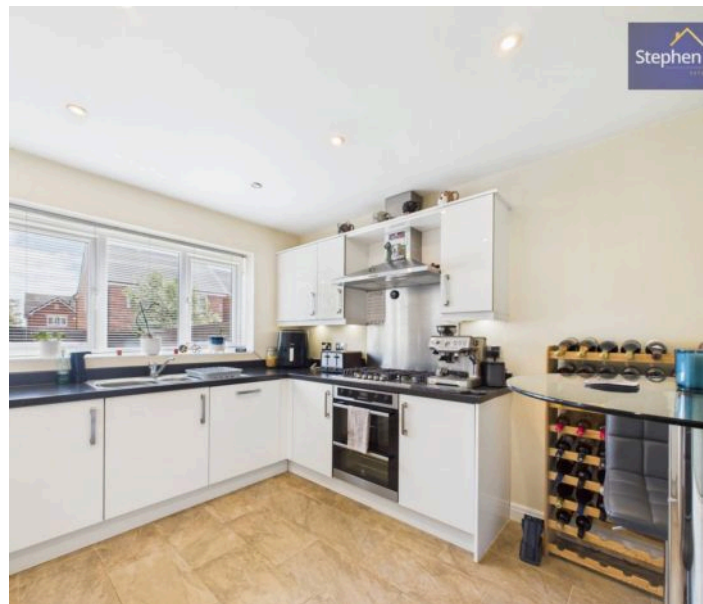
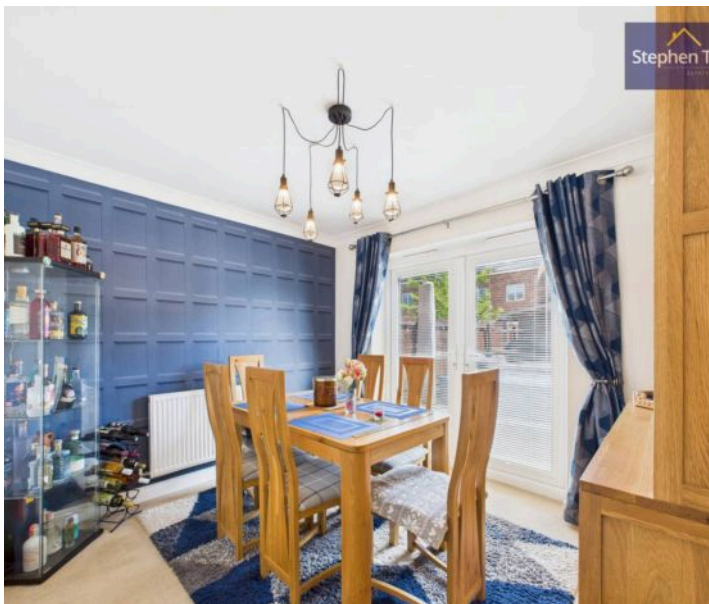
Tenure: Leasehold







- Detached House On The Prestigious 'Highcross Park' Development
- Within Close Proximity To Poulton-le-Fylde Market Town, Local Schools And Amenities
- Hallway, Lounge, Dining Room, Kitchen, Utility Room, Ground Floor WC
- Four Bedrooms, En-suite To The Master, Family Bathroom
- Garage, Off Road Parking For Two Cars, Electric Charging Point
- Large South Facing Garden, Wooden Outhouse





### Hallway

18' 9" x 3' 11" (5.71m x 1.20m)

### Lounge

16' 8" x 10' 7" (5.09m x 3.23m)

### Dining Room

9' 2" x 10' 4" (2.80m x 3.16m)

### Kitchen

11' 2" x 10' 0" (3.40m x 3.05m)

### Utility Room

5' 9" x 6' 0" (1.74m x 1.82m)

### Ground Floor WC

7' 6" x 2' 9" (2.29m x 0.84m)

### Landing

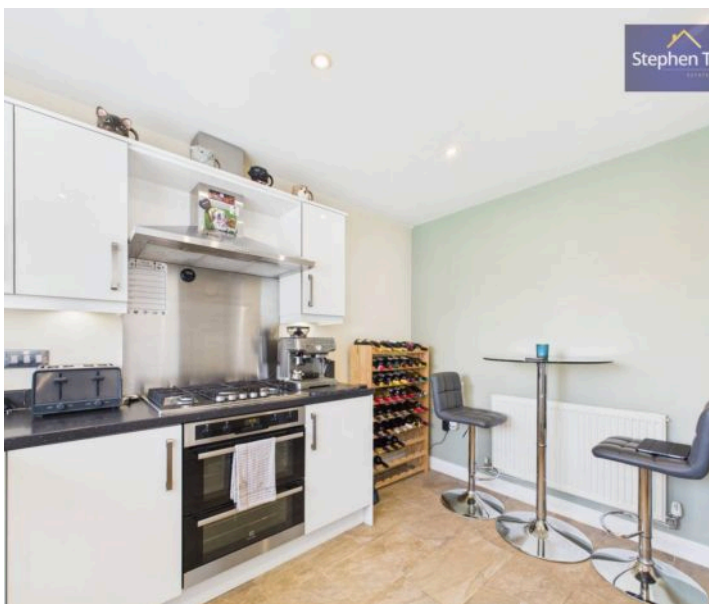
4' 10" x 9' 8" (1.48m x 2.95m)

### Bedroom 1

10' 9" x 12' 6" (3.27m x 3.81m)

### En-suite

6' 10" x 6' 7" (2.08m x 2.00m)



### Bedroom 2

9' 11" x 10' 8" (3.01m x 3.25m)

### Bedroom 3

11' 1" x 9' 1" (3.39m x 2.77m)

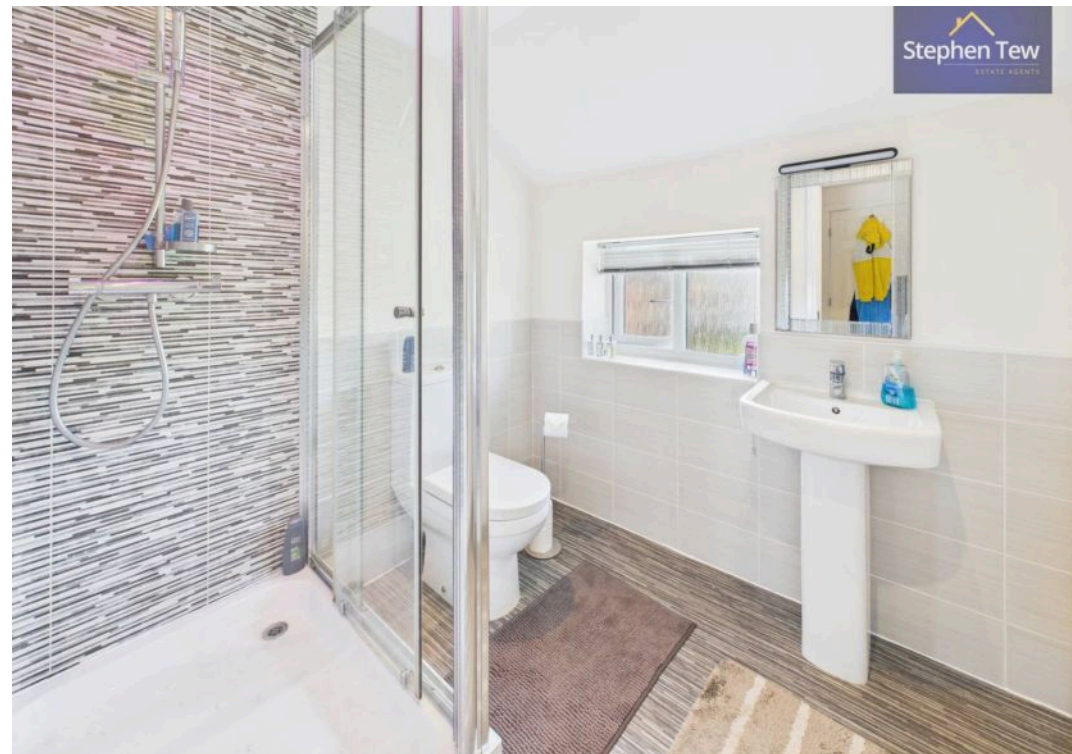
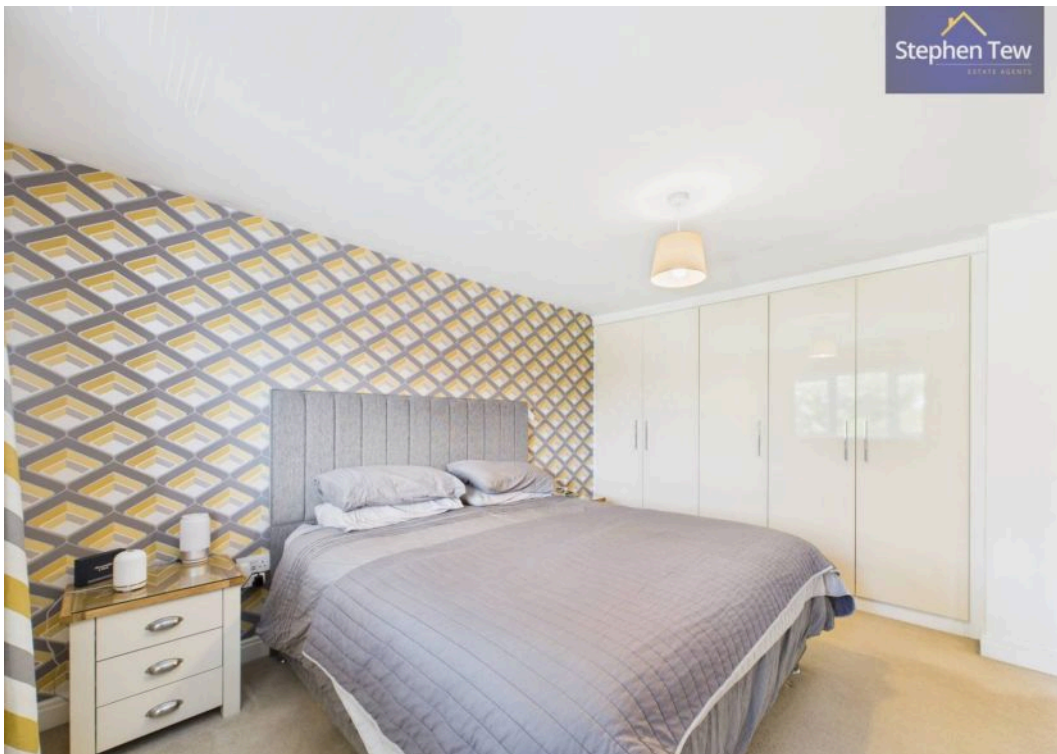
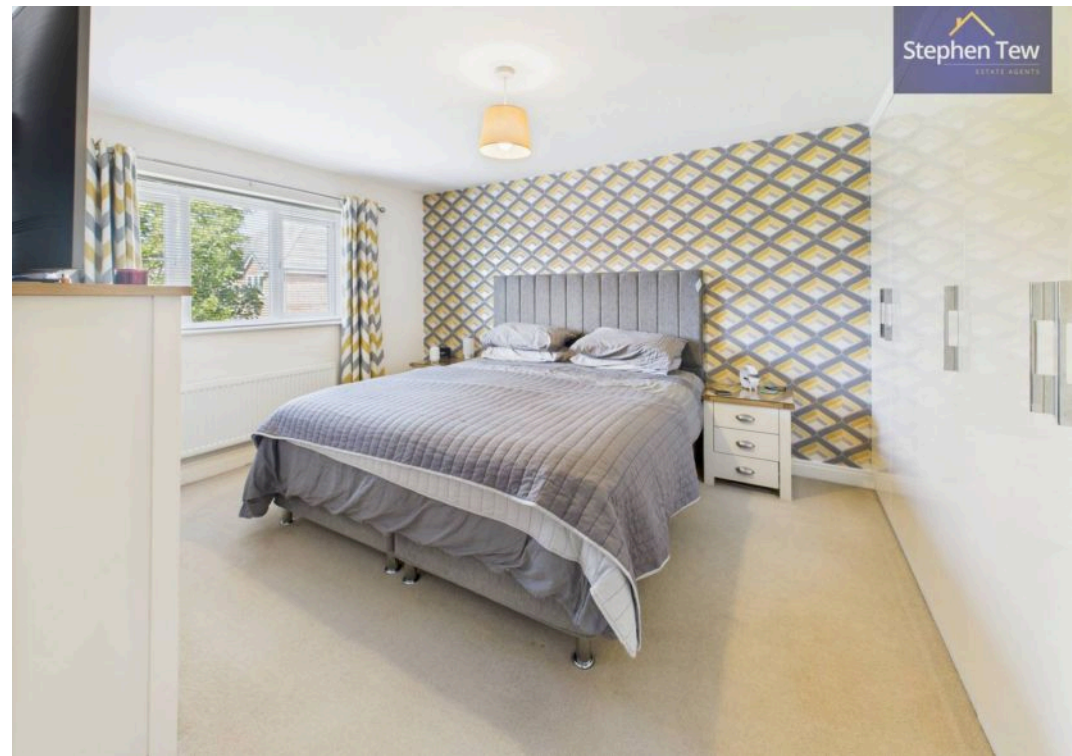
### Bedroom 4

9' 1" x 8' 1" (2.76m x 2.46m)

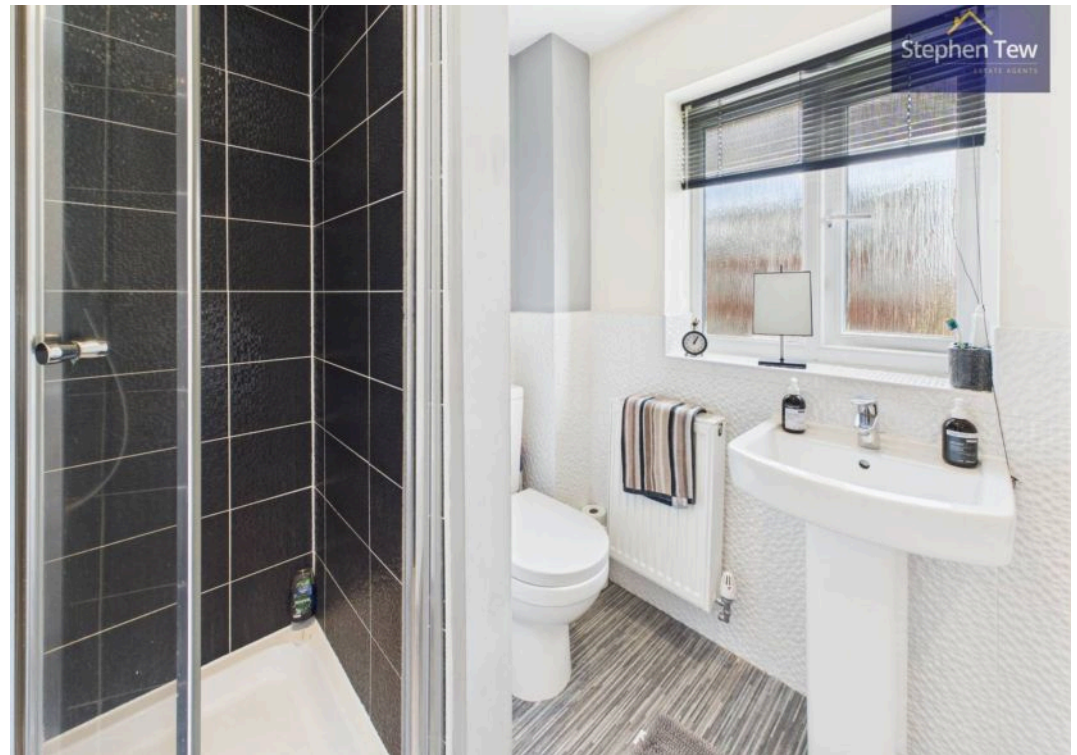
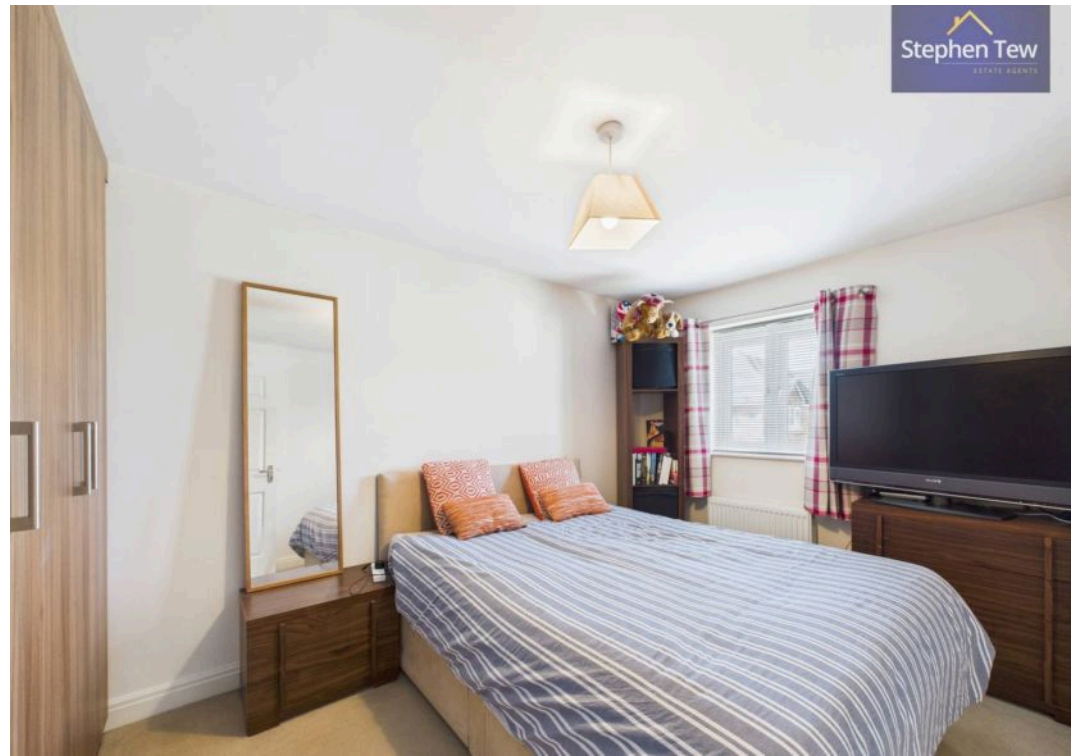
### Bathroom

5' 11" x 8' 0" (1.81m x 2.45m)













#### **FRONT GARDEN**

#### **REAR GARDEN**

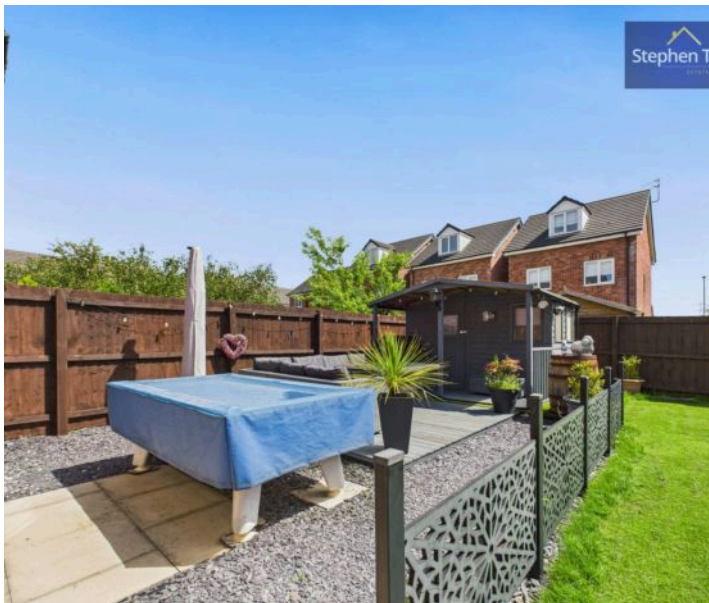
South facing enclosed garden to the rear with laid to lawn, paving stones, wooden decking area with wooden outdoor bar/storage shed boasting power and electric heating.

#### **GARAGE**

Single Garage

#### **DRIVEWAY**

2 Parking Spaces





Floor 1

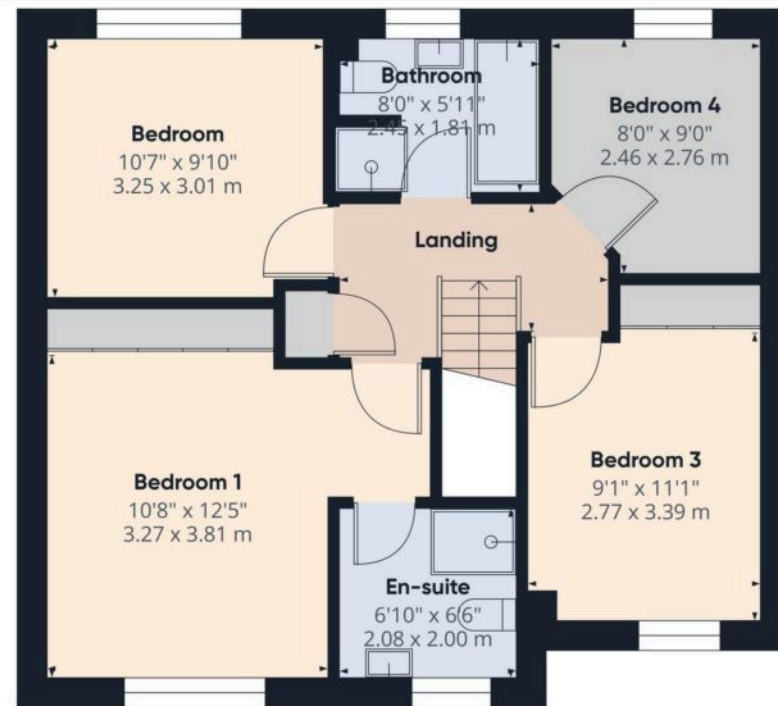


Approximate total area<sup>(1)</sup>  
700 ft<sup>2</sup>  
65 m<sup>2</sup>

(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>  
586 ft<sup>2</sup>  
54.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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