



**Belverdale Gardens, Blackpool**

Offers Over **£300,000**

# Belverdale Gardens

## Blackpool

Situated in a desirable location, this stunning 4 bedroom detached house offers spacious and modern living accommodation. The ground floor boasts a conservatory, creating an additional reception room flooded with natural light. In addition there is a separate lounge to the front and an open plan kitchen/diner, perfect for entertaining. The property has 4 generously sized bedrooms, one of which is located on the ground floor and could also be used as an ideal office space or snug room.

Offering an abundance of outside space, the south facing garden is a true gem. The enclosed garden is perfect for outdoor entertaining and relaxation, featuring an artificial lawn, flagstones, and a composite decking area complete with a remote controlled electric awning. Furthermore, a wooden storage shed with power and light is a convenient addition for all your storage needs. The garden also benefits from a hot and cold outside tap, providing practicality all year round.

In addition to the impressive garden, this property offers off-road parking for multiple cars at the front. With its spacious interior and attractive outdoor space, this property is perfect for those seeking a comfortable and stylish family home.

Council Tax band: D

Tenure: Freehold

- Conservatory
- 4 Bedrooms
- South Facing Garden
- Off Road Parking





### Hallway

6' 1" x 3' 1" (1.86m x 0.94m)

Laminate flooring, radiator. Access to GF WC.

### WC

5' 5" x 2' 7" (1.64m x 0.78m)

Ground floor WC and wash basin with built in storage cupboard. UPVC double glazed opaque window to the front elevation, heated towel rail.

### Lounge

14' 11" x 12' 0" (4.56m x 3.66m)

UPVC double glazed window to the front elevation, radiator, electric wall mounted fire.

### Kitchen

10' 3" x 15' 7" (3.12m x 4.76m)

Kitchen/diner. Matching range of base and wall units with fitted worktops, integrated electric four ring hob with extractor hood, oven, microwave, fridge, freezer and stainless steel one and half bowl sink with draining board and mixer tap. UPVC double glazed window and sliding patio doors leading onto the conservatory, radiator and access to under stairs storage.

### Conservatory

12' 6" x 16' 0" (3.80m x 4.89m)

Leading off from the kitchen/diner. Tiled flooring, radiators, uPVC double glazed windows and patio doors leading onto the garden, radiator. External uPVC double glazed door leading to the side of the property and internal door leading into the ground floor bedroom/office/snug.

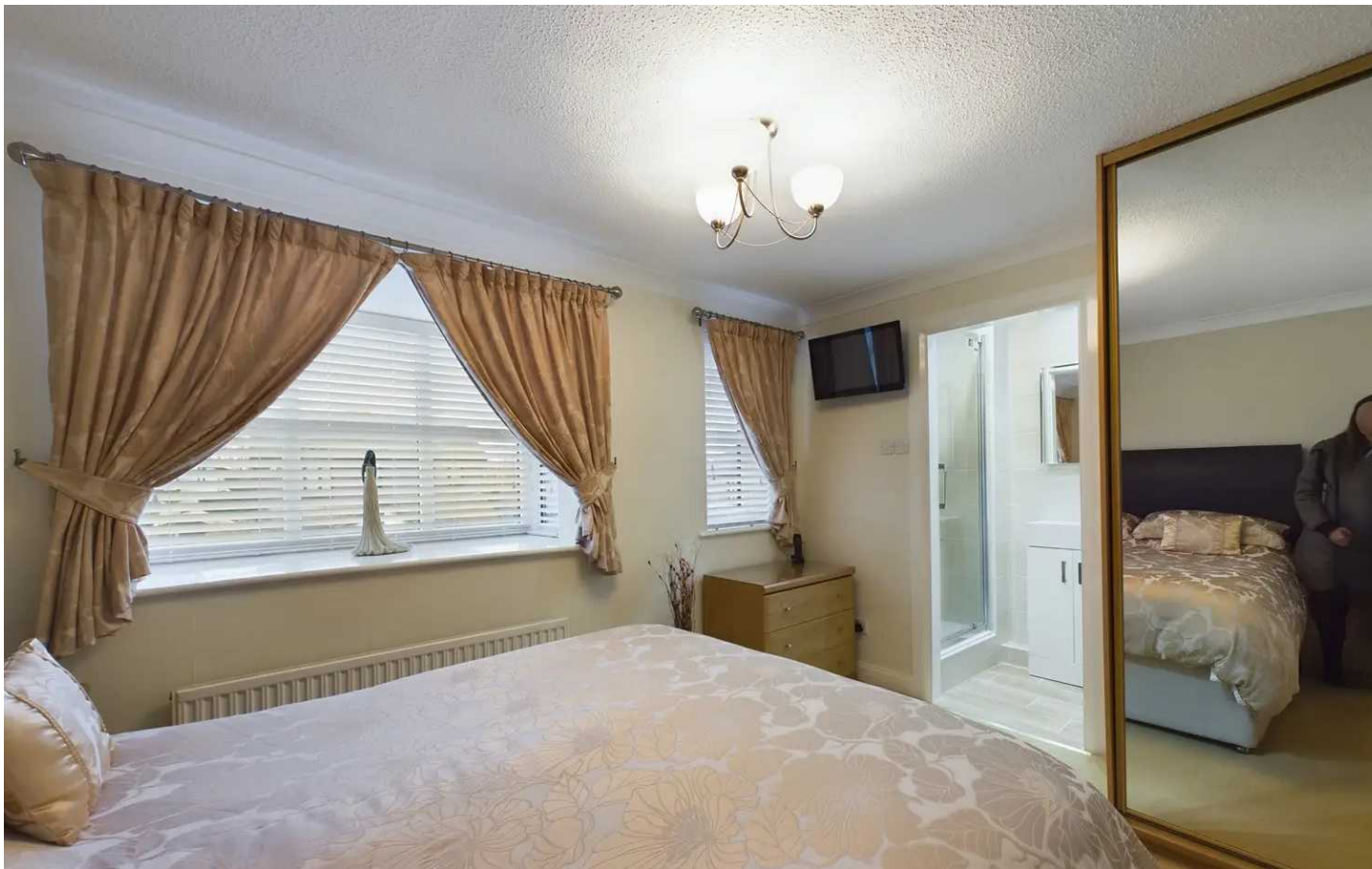
### Bedroom 1

15' 11" x 7' 7" (4.86m x 2.30m)

Ground floor bedroom. Fitted wardrobes with sliding doors, uPVC double glazed windows, radiator, flushed ceiling spotlights.







### **Landing**

2' 9" x 6' 5" (0.85m x 1.95m)

Loft access.

### **Bedroom 2**

8' 6" x 12' 2" (2.60m x 3.72m)

UPVC double glazed windows to the front elevation, radiator, fitted wardrobes with sliding doors and en-suite.

### **En-suite**

5' 11" x 2' 6" (1.80m x 0.76m)

Comprising of wash basin with built in storage unit, enclosed shower cubicle and access to storage cupboard.

### **Bedroom 3**

10' 5" x 9' 1" (3.17m x 2.76m)

UPVC double glazed window to the rear elevation, fitted wardrobes and chest of drawers.

### **Bedroom 4**

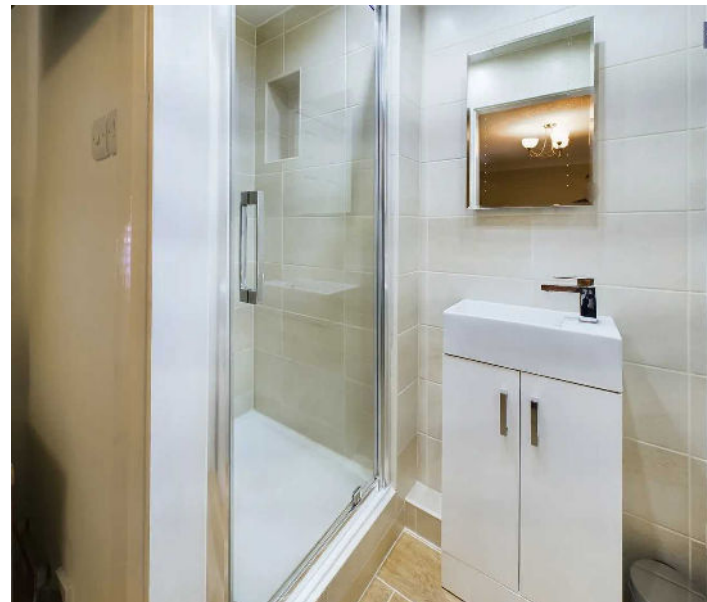
10' 4" x 6' 4" (3.16m x 1.92m)

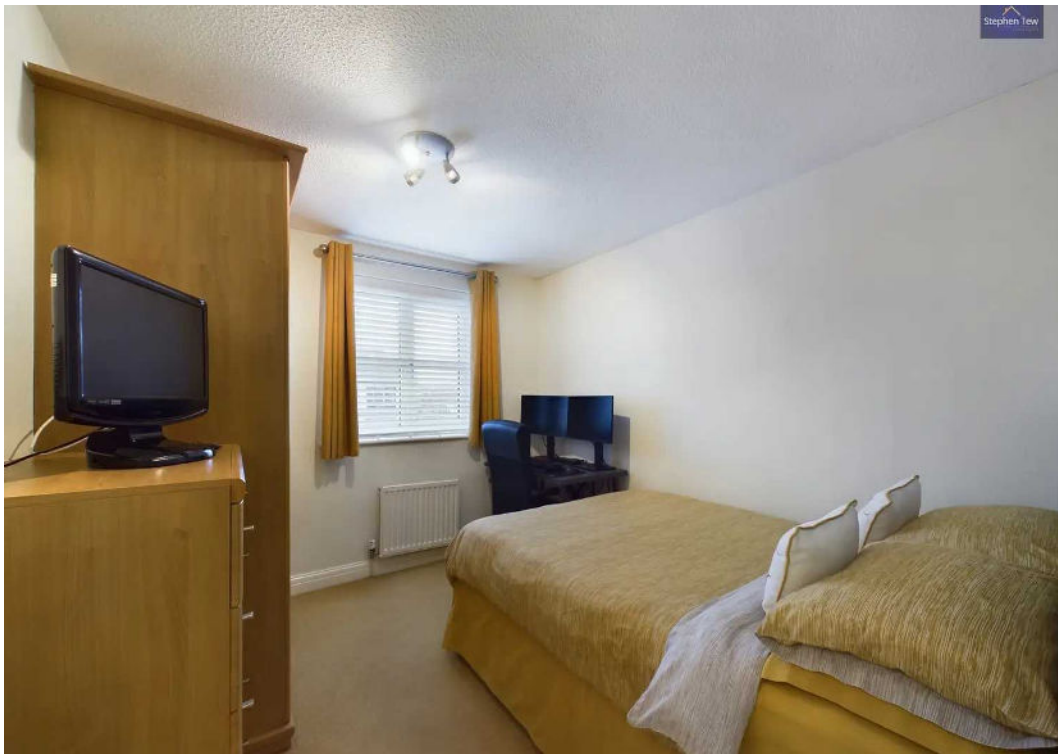
UPVC double glazed window to the rear elevation, radiator and fitted wardrobes with wall mounted storage cupboards.

### **Bathroom**

6' 2" x 5' 11" (1.87m x 1.81m)

Three piece white suite comprising of low flush WC, wash basin and panelled jacuzzi bath with overhead shower attachment. UPVC double glazed opaque window to the side elevation, heated towel rail and flushed ceiling spotlights.







### **FRONT GARDEN**

Flagged driveway to the front.

### **REAR GARDEN**

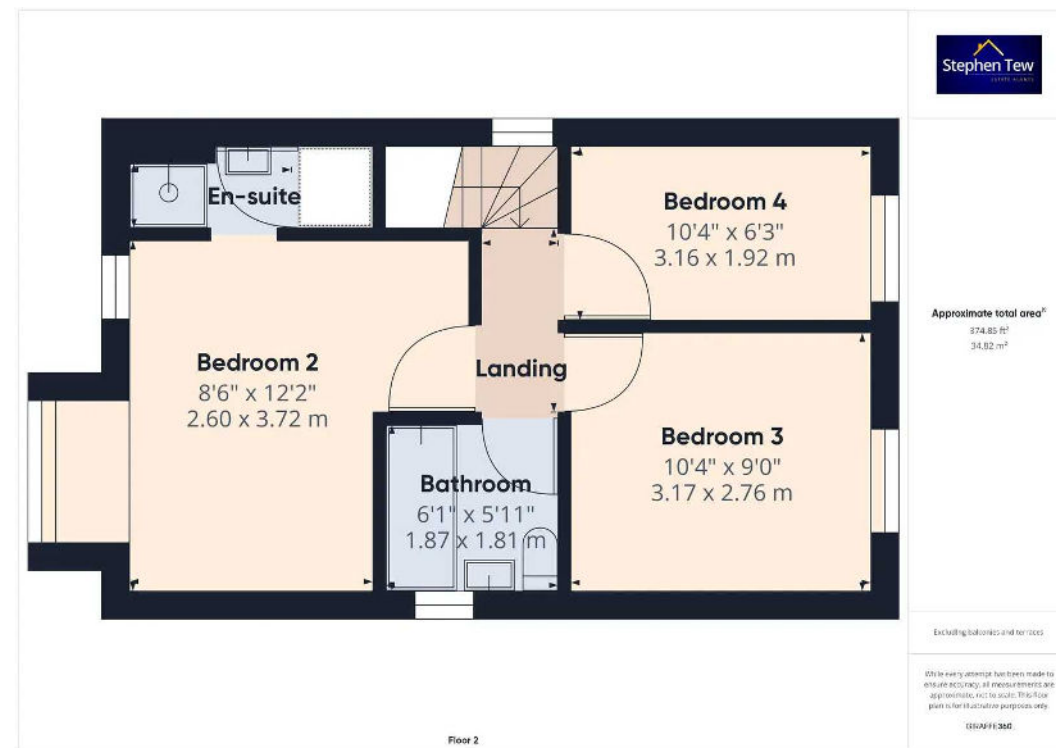
Enclosed south facing garden to the rear with artificial lawn, flagstones and composite decking area with remote controlled electric awning. Wooden storage shed with power and light. Hot and cold outside tap.

### **OFF STREET**

2 Parking Spaces

Off road parking for multiple cars to the front of the property.









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