

FOR SALE

91A North Park Drive
Blackpool
Lancashire
FY3 8NH

- Imposing Detached Residence in a sought after location
- Plot of land to the rear with potential to construct a new build house – STPP - Separate Titles for house & land
- Three (or Four) bedrooms / Three reception rooms
- Driveways & family sized gardens

ASKING PRICE: £649,950 – HOUSE & BUILDING PLOT



Duxburys
Commercial

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NORTH PARK DRIVE, BLACKPOOL

Location

North Park Drive is one of Blackpool's most prestigious addresses and residential locations. It is located opposite a local Golf Club and close to Blackpool's main hospital. The De Vere Hotel, Golf Club and leisure resort is a within close proximity. Ease of commuting is available towards the neighbouring town of Poulton Le Fylde and into Blackpool town centre. The M55 motorway is also a short distance away that in turn connects onto the M6 motorway network.

Description

We are pleased to confirm the rare opportunity to purchase a large and imposing family home, located on the popular and sought after North Park Drive. It also boasts a frontage and access off Alwood Avenue.

The property provides three main reception rooms as well as a Dining Kitchen and integral garage. The house provides a wealth of charm and character as well as period features. The house has been developed and upgraded by the present owners in a tasteful manner and internal viewings are highly recommended.

The first floor presently provides three large bedrooms but it was previously a four bedroom property. The property can easily be converted back to four bedrooms if required.

Extensive and surrounding family gardens, off road car parking.

Areas / Titles

The House Main house with gardens: 0.2 acres approx.
Title No. LAN175008

Plot of Land to the rear: 0.15 acres approx.
Title No. LA410974

Total area: 0.35 acres approx.

Separate Titles.

See back page of the brochure for a Site Plan.

Plot of Land

As seen in the below right picture.

Potential, subject to planning permission, to construct a new build, detached, family home with its own entrance off Alwood Avenue.

Surveys already undertaken by the present owner and available for use include topographical, structural and tree surveys.

Contact our office for more details.

Directions

North Park Drive runs parallel with Newton Drive and is close to the major roundabout with East Park Drive and St Walburgas Road.

The property can be found on the corner of North Park Drive and Alwood Avenue, opposite the corner of Stanley Park Golf Club.



NORTH PARK DRIVE, BLACKPOOL

Accommodation/Description

GROUND FLOOR

FRONT ENTRANCE & LOBBY accessed off Alwood Avenue, leading into

HALLWAY with Cloaks and stairs to first floor landing

LOUNGE with period feature bay window to front, feature fireplace and radiator.

LIVING ROOM with period feature bay window to front elevation.

DINING KITCHEN Fitted with a matching range of base and eye level units, integrated appliances and windows providing views over the surrounding gardens.

UTILITY ROOM

WC, STORE & PANTRY

FAMILY/GAMES ROOM Open plan space, also providing the second entrance for the home from the North Park Drive side of the property. External porch entrance area. Provides integral access in the

LARGE GARAGE Integral access from the house and external vehicle access.

FIRST FLOOR

LANDING off which all rooms are accessed

MASTER BEDROOM with period feature large bay window providing a wealth of natural light.

DOUBLE BEDROOM 2 with period feature large bay window providing a wealth of natural light, exposed feature wall and stylish decoration

DOUBLE BEDROOM 3 with period feature large bay window providing a wealth of natural light, exposed feature wall and stylish decoration.

(This bedroom could be split into two separate bedrooms therefore re-creating a 4 bedroom house).

BATHROOM 10' 5" x 7' 7" (3.18m x 2.31m) Fitted with three piece suite comprising bath with shower attachment over, hand basin and toilet.

ATTIC FLOOR

The attic space has potential for development into additional residential space. Alternatively it is ideal for storage and is boarded with lighting and power.

EXTERNALLY

Enclosed and extensive surrounding garden areas with mature trees and plants. This corner plot property has an access and driveway off North Park Drive and additionally off Alwood Avenue. The external space is ideal for a family.

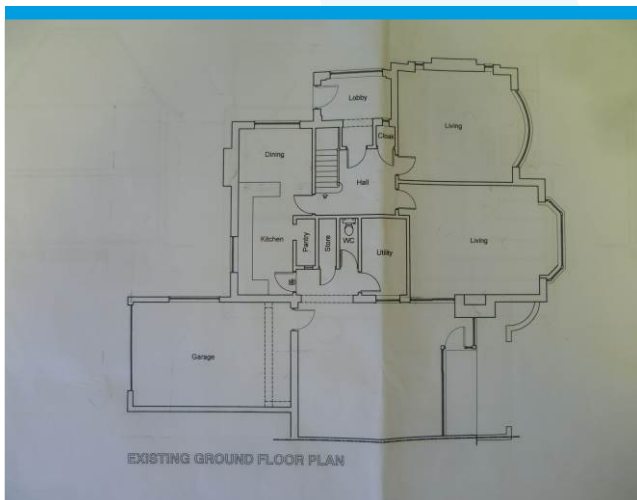
In addition there is a plot of land accessed off Alwood Avenue that can form a building block for a separate detached residence, subject to planning consent.

COUNCIL TAX BAND

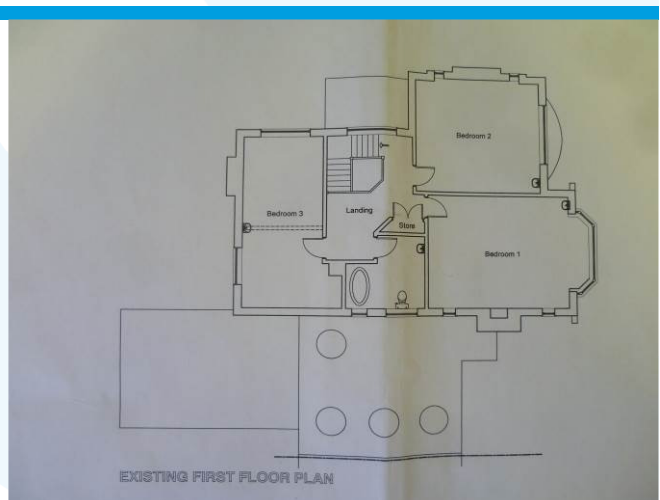
To be confirmed.

EPC RATING

To be confirmed.



Existing House Ground Floor Plan



Existing House First Floor Plan



Main Family Home Pictures



Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:
 (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
 (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
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 (4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
 (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.
 Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.



Area 1: House with gardens – Title No. LAN175008 – 0.2 ACRES

Area 2: Plot of Land – Title No. LA410974 – 0.15 ACRES



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