



10 Benedict Drive, Normoss,
Blackpool, FY3 0EN

£280,000

Detached Residence Between Poulton-le-Fylde and Victoria Hospital

A well-presented detached family home, ideally located for convenient access to both Victoria Hospital and Poulton Village. The property offers four generous bedrooms, with the smallest measuring over 9ft square, along with a family bathroom, an en-suite to the master bedroom, and an additional ground-floor WC. The modern fitted kitchen is complemented by a separate utility room, while the spacious main lounge opens onto the rear gardens. Additional reception rooms provide flexible space for use as a dining room, office, or playroom.

Offered with no onward chain.

- **FOUR bedrooms**
- **TWO bathrooms; Additional WC**
- **Lounge**
- **Dining Room / Office**
- **MODERN fitted DINING kitchen**
- **PARKING plus GARAGE**
- **No chain**

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McDonald

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Open Porch.

Hall: Tiled floor, Spindled staircase, Understairs storage, Composite double glazed front door, Radiator.

Ground Floor WC: () Low flush WC, Wash basin, Tiled floor, UPVC double glazed window, Towel rail/radiator.

Dining Room/Office: 11'4" x 9'2" (3.45 m x 2.79 m) Tiled floor, Double doors, UPVC double glazed window, Radiator.

Dining Kitchen: 10'7" x 9'6" (3.23 m x 2.90 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and grill, Five ring hob, Integrated fridge freezer, Tiled floor, Two UPVC double glazed windows, Radiator.

Utility Room: 7'4" x 5'1" (2.24 m x 1.55 m) Stainless steel sink and base unit, Cupboard housing combi gas central heating boiler, Plumbed for washing machine, Tiled floor, UPVC double glazed side door.

Lounge: 14'4" x 12'1" (4.37 m x 3.68 m) Tiled floor, Double UPVC double glazed doors to the rear garden, Two radiators.



First Floor:

Landing: Large built in cupboard, Loft access.

Bedroom 1: 14'4" x 12'7" (4.37 m x 3.84 m) UPVC double glazed window, Radiator.

En-Suite: Comprising; Large shower cubicle, Low flush WC, Pedestal wash basin, Tiled floor and walls, UPVC double glazed 'Oriel' bay window, Radiator.

Bedroom 2: 14'5" x 9'0" (4.39 m x 2.74 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Bedroom 3: 12'1" x 9'3" (3.68 m x 2.82 m) UPVC double glazed window, Radiator.

Bedroom 4: 9'1" x 9'1" (2.77 m x 2.77 m) UPVC double glazed window, Radiator.

Bathroom: Modern four piece bathroom comprising; Panelled bath with shower attachment, Separate shower cubicle, Low flush WC, Pedestal wash basin, Half tiled walls, Tiled floor, UPVC double glazed window, Radiator. awned.



Outside:

Front: Lawned.

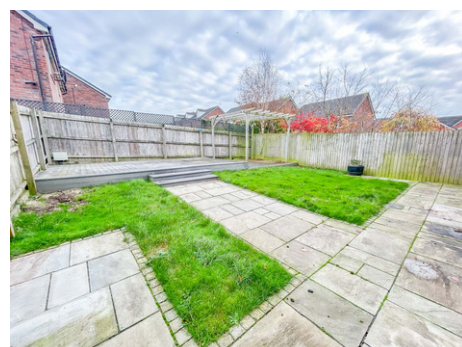
Rear: Mostly lawn with stone paved path to large split level composite decking area.

Parking: Integral garage with an up and over door and UPVC double glazed side door, Additional parking to tarmacadam driveway.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - E £2855.11 (2025/26)

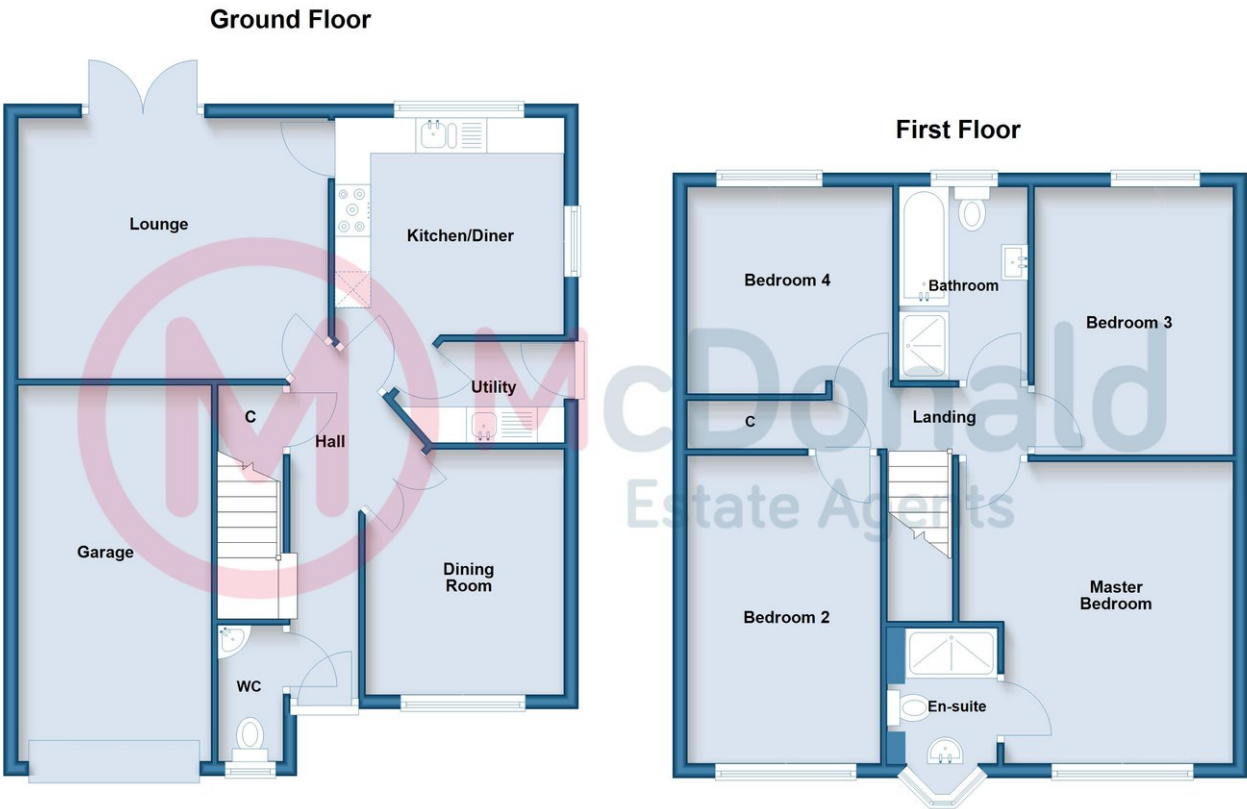


Directions: Take Newton Drive heading east which continues on to Normoss Road. Benedict Drive can be found third on the left.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Benedict Drive

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