



- Four Bedroom Detached House in a Cul De Sac Location
- Ground Floor WC, Lounge, Open Plan Kitchen Diner & Utility
- Master Bedroom with Ensuite Shower Room, Three Further Double Bedrooms

## Redwood Place, Blackpool, FY4

£299,950

A FAMILY HOME AT ITS BEST WHERE SPACE AND MODERN LIVING ARE PLENTIFUL - A STUNNING OPEN PLAN KITCHEN DINING ROOM - SPACIOUS LOUNGE - GF WC & UTILITY ROOM - FOUR DOUBLE BEDROOMS - MASTER BEDROOM BOASTING EN SUITE - STYLISH FAMILY BATHROOM - GENEROUS REAR GARDEN - DETACHED GARAGE & OFF STREET PARKING

## Property Description

### HALL

Laminate flooring, radiator, stairs to first floor, door into;

### GROUND FLOOR WC

A two piece suite comprising of low flush WC and pedestal wash hand basin. Double glazed opaque window to front, radiator and tiled flooring.

### LOUNGE

15' 5" x 11' 10" (4.72m x 3.61m) Double glazed window to front and side, fitted carpet and radiator, double doors into kitchen diner.

### SITTING ROOM

9' 6" x 8' 2" (2.92m x 2.49m) Double glazed window to front, fitted carpet and radiator.

### KITCHEN DINER

10' 7" x 29' 5" (3.25m x 8.97m) A range of modern wall and base units with complimentary work surfaces over, composite sink with mixer tap and drainer, under unit lighting, integrated American style fridge freezer, integrated eye level double oven and gas hob with extractor over and fitted dishwasher. Laminate flooring, double glazed windows to rear and Patio doors leading to rear garden.

### UTILITY ROOM

4' 9" x 9' 6" (1.47m x 2.92m) A range of wall and base units with work surfaces over, cupboard housing boiler, integrated washing machine and dryer radiator and laminate flooring. Door to side

### LANDING

Double glazed window to front, fitted carpet, storage cupboards and loft access.





#### BEDROOM ONE

12' 9" x 11' 3" (3.89m x 3.43m) Double glazed window to rear, fitted carpet and radiator. Fitted wardrobes.

#### EN SUITE

A three piece suite comprising of a low flush WC, pedestal wash hand basin and tiled walk in double shower cubicle. Fully tiled walls and flooring, chrome heated towel rail and double glazed opaque window to side.

#### BEDROOM TWO

12' 11" x 12' 7" (3.94m x 3.86m) Double glazed window to rear, fitted carpet and radiator. Fitted wardrobes.



#### BEDROOM THREE

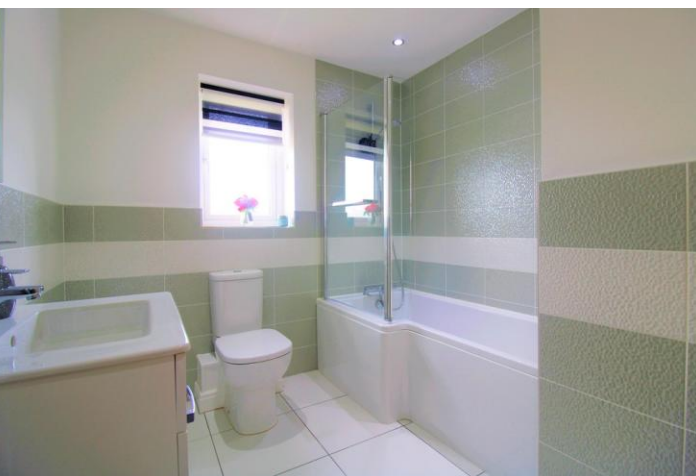
11' 3" x 9' 10" (3.45m x 3.00m) Double glazed window to front, fitted carpet and radiator.

#### BEDROOM FOUR

11' 3" x 8' 2" (3.43m x 2.51m) Double glazed window to front, fitted carpet radiator.

#### BATHROOM

A modern three piece suite bathroom comprising of a low flush WC, pedestal wash hand basin and 'P' shaped bath with shower over. Part tiled walls and flooring, chrome heated towel rail and double glazed opaque window to rear.

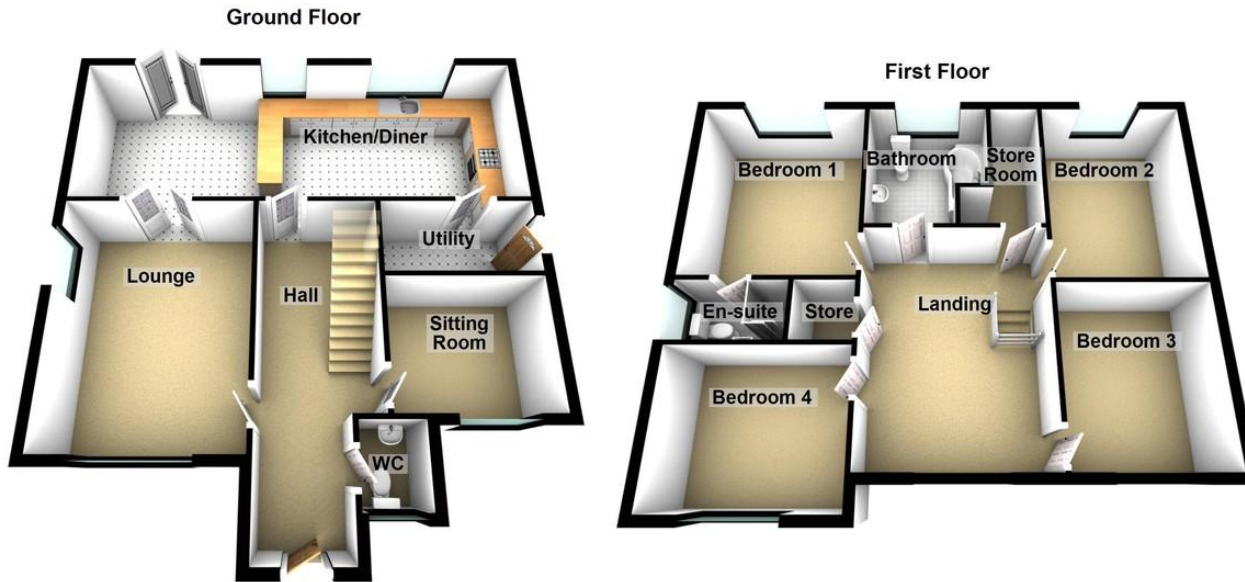


#### GARDEN

Ample off street parking is on offer via a drive way leading to detached garage with up and over door. The rear garden is of a good size and is mainly lawned and has raised and decked patio area and paving.

#### GARAGE

Electric up and over door to front, power and lighting, double glazed window to side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:  
Redwood Place, Blackpool, FY4

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		94
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements