



REDWOOD BOULEVARD BLACKPOOL FY4

OFFERS IN THE REGION OF £410,000

An outstanding grandiose executive detached residence situated in a first class and much sought after location on Redwood Point ideally positioned for access into Blackpool and Lytham-St Annes. For those with business interests out of town the M55 motorway is only a short drive away. Internal viewing is very highly recommended to fully appreciate the superb accommodation on offer which briefly comprises, hall, cloaks/wc, study, 25' lounge, stunning kitchen/diner, utility room, sun lounge, four bedrooms, master en suite, family bathroom, upvc double glazing, gas central heating, landscaped gardens, double garage and driveway.



GROUND FLOOR

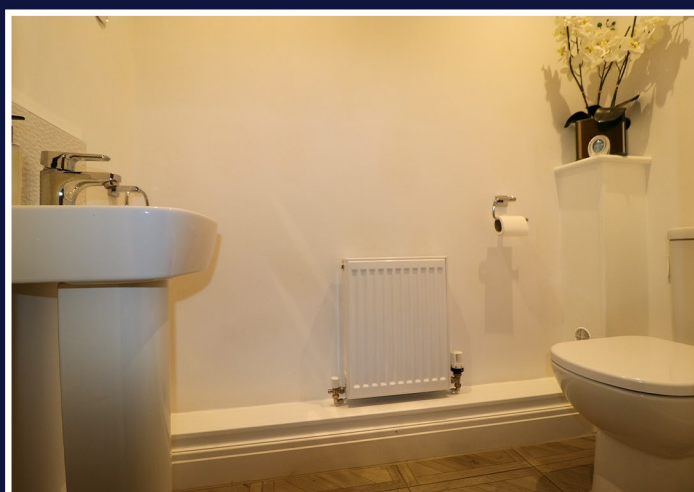
Hallway: A spacious central hallway with the main entrance door and side double glazed windows, Porcelain tiled floor, staircase leading to the first floor with a spindled balustrade, radiator, cloaks and understairs storage cupboards with matching porcelain tiled floors.

Cloaks/WC: 6' 6" x 3' 0" (1.98m x 0.91m)

Porcelain floor tiles, pedestal wash hand basin and low flush WC, radiator, automatic lighting and extractor fan.

Lounge: 25' 8" x 11' 9" (7.82m x 3.58m)

A superb spacious lounge, five double glazed windows with remote controlled blinds to the front, side and rear elevations, three double radiators. Access from the hallway and double doors through to the kitchen/diner.





Kitchen/Diner: 23' 0" x 12' 0" (7.01m x 3.65m) A beautiful range of fitted wall and base units with complementary work surfaces and peninsula breakfast bar, inset 1 1/2 bowl Caple sink unit with waste disposal unit, built in Neff appliances comprising a fan assisted electric oven and combination microwave oven, four ring ceramic induction hob with extractor canopy over, integrated dishwasher and fridge freezer, double glazed window with remote controlled blinds, double doors through to the sun lounge. door through to the utility room, radiator, porcelain tiled floor.



GROUND FLOOR (CONTINUED)

Study: 11' 2" x 7' 5" (3.40m x 2.26m)

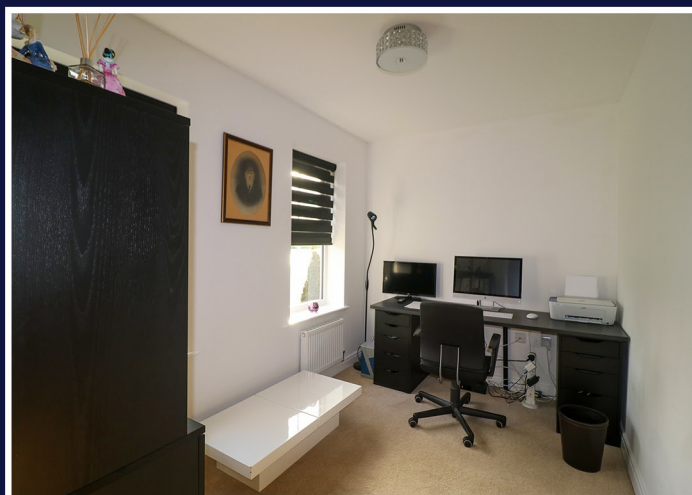
Two double glazed windows overlooking the front.
Two radiators.

Utility Room: 8' 0" x 5' 2" (2.44m x 1.57m)

Porcelain tiled floor, fitted wall and base units with granite work tops, stainless steel sink unit, plumbed for auto washer, radiator, cupboard housing Potterton combi boiler, double glazed door.

Sun Lounge: 10' 7" x 9' 7" (3.22m x 2.92m)

Porcelain floor tiles, pitched tiled roof, double glazed windows and doors through to the rear garden, radiator.





FIRST FLOOR

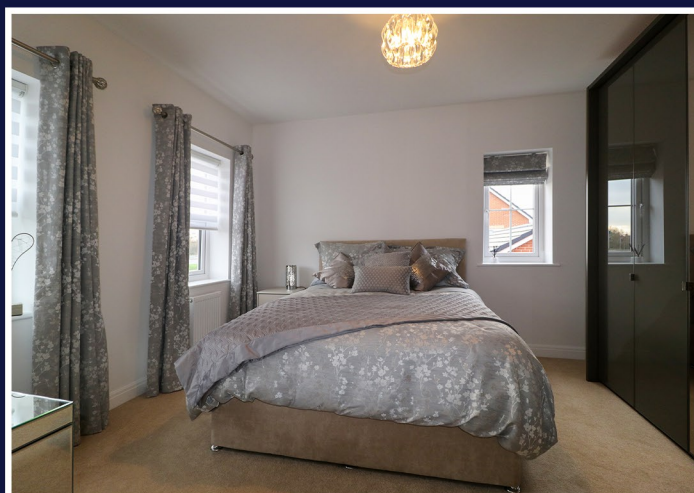
Landing: A spacious landing area with a double glazed window overlooking the front.

Bedroom: 15' 5" x 14' 10" (4.70m x 4.52m)

A spacious master bedroom, two double glazed windows with remote controlled blinds, two radiators.

En-suite: 10' 7" x 8' 1" (3.22m x 2.46m)

With ceramic floor and wall tiling, four piece suite comprising a panelled bath with chrome mixer tap, tiled shower enclosure with a sliding door, vanity wash hand basin set in a cupboard, low flush WC. Shaver point and mirror, double glazed window, heated towel rail.





Bedroom: 12' 10" x 11' 2" (3.91m x 3.40m) Two double glazed windows with remote controlled blinds, side double glazed window with matching blinds, two radiators.

Bedroom: 12' 5" x 9' 9" (3.78m x 2.97m) Double glazed window overlooking the rear, radiator.

Bedroom: 9' 0" x 8' 2" (2.74m x 2.49m) Presently used as a craft room, double glazed window overlooking the rear, radiator.

Family Bathoom: 12' 6" x 8' 0" (3.81m x 2.44m) Ceramic floor and wall tiling, four piece suite comprising a panelled bath with a chrome mixer tap and shower attachment, tiled shower enclosure with a sliding door, vanity wash hand basin set in a cupboard and a low flush WC. Mirror and shaver point, double glazed window, heated towel rail, airing cupboard.





Front Garden: Open plan with lawn and planted flower beds, paved pathway leading to the main entrance with side pillars and canopy over, block paved driveway to the side with parking for four cars leading to double garage.

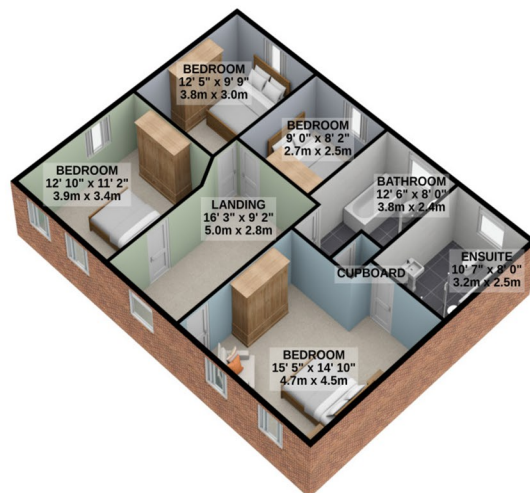
Rear Garden: An attractive landscaped rear garden with block paved sections and central lawn, well stocked planted borders, outside lighting and water supply.

Double Garage: 19' 3" x 18' 5" (5.86m x 5.61m) Brick construction under a pitched tiled roof, remote controlled up and over door, double glazed personal entry door, power and lighting.

GROUND FLOOR
1332 sq.ft. (123.7 sq.m.) approx.



1ST FLOOR
876 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA : 2208 sq.ft. (205.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		


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