



297 Hawes Side Lane,  
South Shore, Blackpool, FY4 5AQ

**£320,000**

**\*\*\* STUNNING CONTEMPORARY STYLED HOME with  
GENEROUS PLOT \*\*\***

This **BEAUTIFUL** detached home is a super example of modern living with **STYLISH** contemporary design. To the ground floor is separate main lounge and then to the rear a more open plan layout with dining room, fitted kitchen, utility area, shower room, sun lounge and gym, which was previously the garage.

To the first floor a **THREE** bedrooms where one has an adjoining lounge area and the family bathroom. Externally the plot is extensive with rear gardens opening up to approx. being over 92ft square. Whilst the front affords off street parking for multiple vehicles.

This property is a credit to the present owner and truly a **MUST BE SEE !**

- **THREE** double bedrooms
- One with its own Lounge Area
- Dining room

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- **Main Lounge**
- **STYLISH fitted kitchen**
- **SUN lounge**
- **Gym (garage)**
- **TWO bathrooms**
- **UPVC double glazing**
- **Gas central heating**

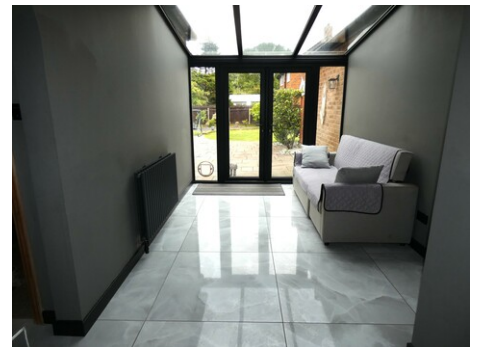


**Reception Hall:** Stunning bespoke oak staircase, Tiled floor, Double glazed composite front door and window, Double radiator.

**Lounge:** 15'10" x 14'2" (4.83 m x 4.32 m) Decorative fire surround with living flame coal effect gas fire, Tiled floor, UPVC double glazed bay and side windows, Radiator.

**Dining Area:** 12'9" x 7'2" (3.89 m x 2.18 m) Tiled floor, Two UPVC double glazed windows, Double radiator. Open directly to:-

**Kitchen:** 12'7" x 9'9" (3.84 m x 2.97 m) Contemporary 'handleless' high gloss fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink with mixer tap, Integrated appliances to include: Oven, hob, extractor hood and dishwasher, Feature tiled walls, Tiled floor, UPVC double glazed window. Open directly to:-



**Sun Lounge:** 17'6" x 8'8" (5.33 m x 2.64 m) Tiled floor, UPVC double glazed side window and patio doors, Double radiator.

**Shower Room:** Beautiful modern shower room comprising; Large shower cubicle, 'His and Hers' double vanity wash basins, Integrated WC, Tiled walls and floor, Towel rail/radiator.



**Gym (Garage):** 20'0" x 6'6" (6.10 m x 1.98 m) Wood effect laminate flooring, UPVC double glazed side window and sliding patio doors to both ends of the room, Double radiator. (Previously was the garage).

#### **First Floor:**

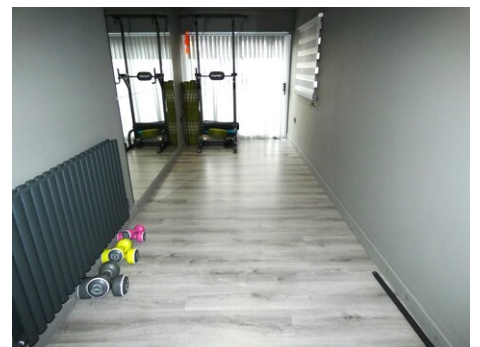
**Landing:** Feature UPVC double glazed picture window, Tiled floor.

**Bedroom 1:** 15'8" x 14'4" (4.78 m x 4.37 m) Fitted wardrobes with sliding mirrored doors, Feature vaulted ceiling, Wood effect laminate flooring, UPVC double glazed bay window, Double radiator.

**Bedroom 2:** 9'9" x 7'3" (2.97 m x 2.21 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

**Bedroom 3:** Arranged into two areas affording different options.

**....Lounge area:** 10'0" x 6'6" (3.05 m x 1.98 m) Wood effect laminate flooring, UPVC double glazed window, Radiator. Open archway to:-



....**Bedroom Area:** 13'2" x 5'3" (4.01 m x 1.60 m) Wood effect laminate flooring, Two UPVC double glazed window, Radiator.

**Bathroom:** Modern three piece bathroom comprising; Panelled bath with overhead shower and screen, Integrated WC, Feature wash basin, Tiled walls and floor, UPVC double glazed window, Heated towel rail/radiator.

**Outside:**

**Front:** Patterned concrete to provide off street parking, Lawn,

**Bathroom:** Modern three piece bathroom comprising; Panelled bath with overhead shower and screen, Integrated WC, Feature wash basin, Tiled walls and floor, UPVC double glazed window, Heated towel rail/radiator.

**Outside:**

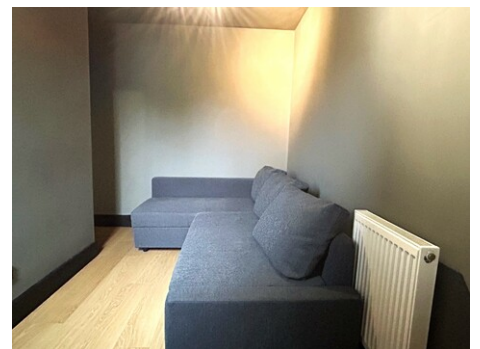
**Front:** Patterned concrete to provide off street parking, Lawn, Flowered beds to border.

**Rear:** Extensive rear gardens, Large stone paved patio extending from sun lounge, Various flowered and slate flowerbeds, Lawn, Numerous established plants, shrubs and trees. (Approx. Over 92' x 92' maximums).

**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 £2783.00 (2024/25)

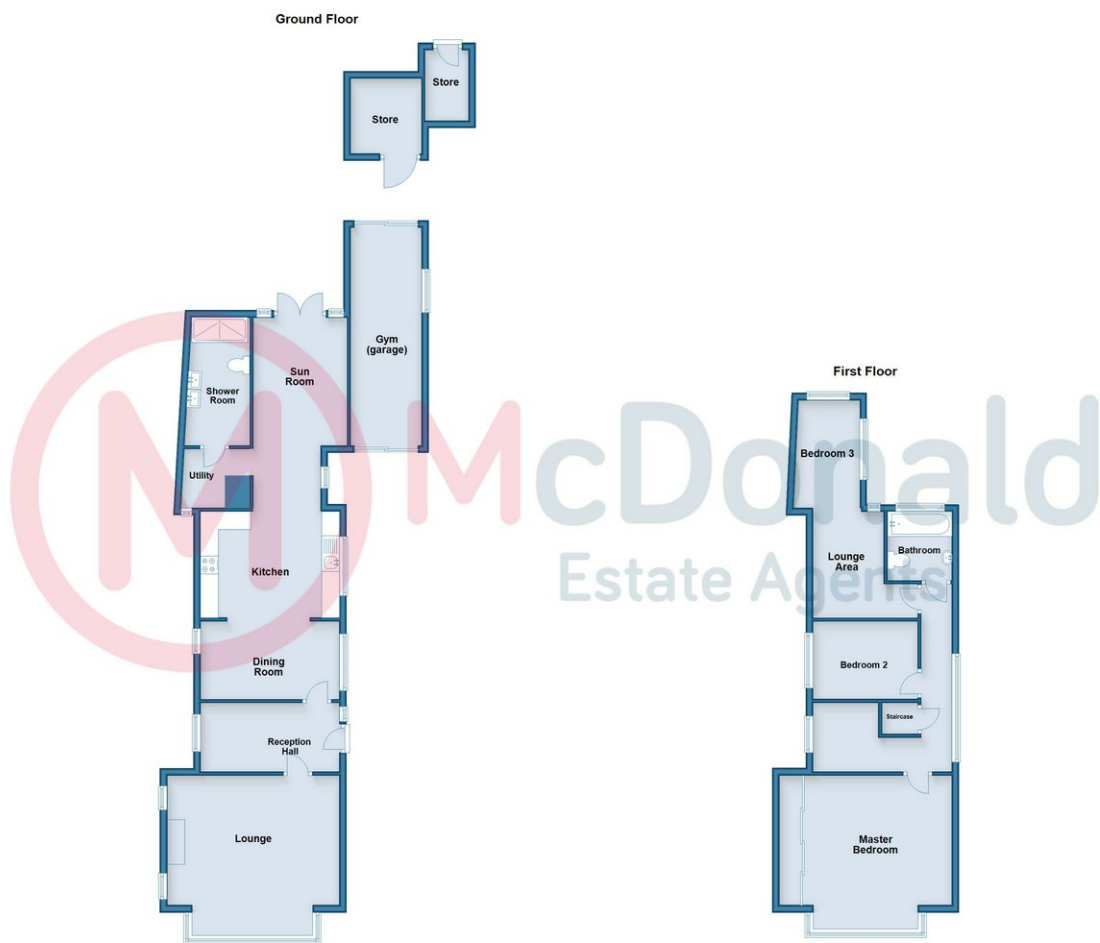


**Directions:** Travel South along Whitegate Drive. At Oxford Square proceed straight ahead, bearing right into Waterloo Road, Continue up to the traffic lights at Spen corner and turn left into Hawes Side Lane.

**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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



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Hawes Side Lane

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