



The Oakwell B, Royal Gardens, Bispham Road, Blackpool, FY2 0NG

£229,995

Welcome to The Oakwell – A Stylish Three-Bedroom Semi-Detached Home in Bispham

Situated on a brand new development in the heart of Bispham, The Oakwell is a beautifully designed three-bedroom semi-detached home, perfect for modern family living.

The ground floor features a bright and contemporary open-plan kitchen and dining area to the front, while a cosy lounge at the rear offers the ideal space to unwind, complete with patio doors leading out to the garden – perfect for indoor-outdoor living. A convenient downstairs WC completes the ground floor.

Upstairs, you'll find three well-proportioned bedrooms and a sleek, modern family bathroom – making this home as practical as it is stylish.

Whether you're a first-time buyer, growing family, or looking to downsize in comfort, The Oakwell is a home that ticks all the boxes.

- High specification kitchen
- Separate lounge with French doors opening out to the garden
- Handy downstairs W.C.
- Quality bathroom

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McDonald

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Hallway:

Dining/Kitchen: 9'6" x 18'6" (2.89 m x 5.65 m)

Lounge: 14'10" x 11'3" (4.53 m x 3.43 m)

Ground Floor W/C:

First Floor:

Landing:

Bedroom One: 14'10" x 10'2" (4.53 m x 3.09 m)

Bedroom Two: 13'1" x 7'3" (3.98 m x 2.20 m)

Bedroom Three: 7'4" x 9'8" (2.23 m x 2.95 m)

Bathroom:

Tenure: We are informed this property is freehold, with a service charge of approx. £154.75 per annum.



Directions: From our office take Red Bank Road inland to the roundabout at Bispham village take the third exit onto Bispham Road where the development can be found further down on the right hand side.

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.



Ground Floor



First Floor

Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. *Homes heated via an ASHP will have a cylinder in the store cupboard. Please speak to the Sales Executive for full details.

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