



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

£319,995

Welcome to The Bonington B — a generously sized detached home, thoughtfully designed with family living in mind. Step into a spacious entrance hallway that sets the tone for the rest of the home. To one side, a full length lounge provides a bright and welcoming space for relaxing or entertaining. On the other, you'll find a large open-plan kitchen and dining area, perfect for family meals and gatherings, complemented by a separate utility room for added convenience.

The ground floor also offers a handy W/C and useful built-in storage.

Upstairs, there are four well-proportioned bedrooms, including a spacious master suite with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Completing this impressive home is a detached garage, ideal for secure parking or additional storage. The Bonington B offers space, comfort, and versatility — the ideal setting for modern family life.

- Stylish open plan kitchen/dining room with bay window
- Lounge with French doors to the garden
- Practical downstairs W.C.
- En-suite to master bedroom
- High specification throughout
- Detached garage

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McDonald

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Hall:

Ground Floor W/C:

Lounge: 20'2" x 10'7" (6.14 m x 3.23 m)

Kitchen / Dining Room: 20'2" x 34'9" (6.14 m x 10.60 m)

Utility Room:



First Floor:

Landing:

Bedroom One: 12'7" x 10'11" (3.83 m x 3.33 m)

En-Suite:

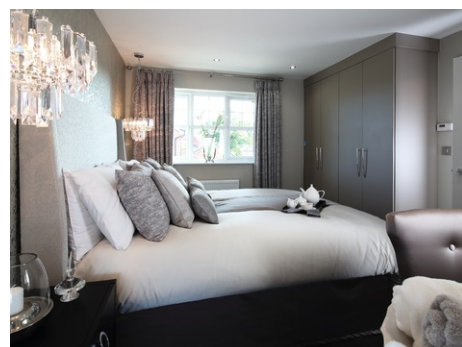
Bedroom Two: 10'11" x 8'11" (3.34 m x 2.72 m)

Bedroom Three: 8'11" x 10'10" (2.71 m x 3.29 m)

Bedroom Four: 9'10" x 8'2" (2.99 m x 2.50 m)

Detached Garage:

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



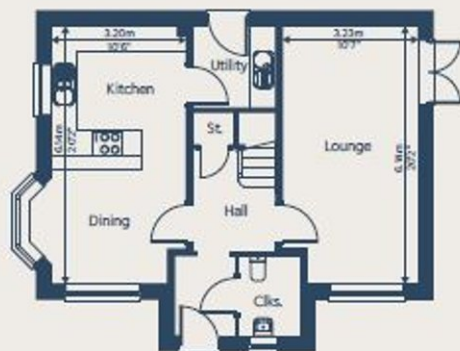
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Directions: From our office take Red Bank Road inland to the roundabout at Bispham village take the third exit onto Bispham Road where the development can be found further down on the right hand side.

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

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