



## The Burlington B, Royal Gardens, Blackpool, Lancashire, FY2 0NG

**£214,995**

**Welcome to The Burlington B – A Stylish Brand-New Semi-Detached Home in Bispham**

Located on an exciting new development in Bispham, The Burlington B is a beautifully crafted three-bedroom semi-detached home offering modern living in a desirable setting.

As you step inside, you're welcomed by a spacious entrance hall that leads into a generous lounge – perfect for relaxing or entertaining. To the rear, the open-plan kitchen and dining area provides a bright and contemporary space, ideal for everyday living, with the added convenience of a ground floor WC.

Upstairs, you'll find three well-proportioned bedrooms, including a master suite complete with en suite shower room, along with a sleek family bathroom.

With stylish finishes throughout and thoughtfully designed spaces, The Burlington B is the perfect choice for first-time buyers, growing families, or anyone looking for a fresh start in a thriving community.

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1948.



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- **Plus Flooring package included\***
- **Separate lounge**
- **Practical downstairs W.C.**
- **Stylish en-suite to master bedroom**
- **Quality specification throughout**

**Hall:**

**Lounge:** 16'9" x 9'11" (5.11 m x 3.02 m)

**Kitchen / Dining Room:** 14'4" x 10'5" (4.36 m x 3.17 m)

**Ground Floor W/C:**

**First Floor:**

**Landing:**

**Bedroom One:** 10'10" x 10'6" (3.30 m x 3.19 m)

**En-Suite:**

**Bedroom Two:** 10'1" x 7'0" (3.08 m x 2.13 m)

**Bedroom Three:** 7'0" x 6'11" (2.13 m x 2.11 m)

**Tenure:** We are advised this property is freehold, with service charge approx. £154.75 per annum.



**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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