



**Holly Wood Way, Blackpool, FY4 5FQ**

**£272,950**

**STUNNING DETACHED FAMILY HOME!!!** We are delighted to be able to present to you this beautifully presented and maintained 3 bedroom detached house, situated on the outskirts of Blackpool!



# 14 Holly Wood Way, Blackpool, FY4 5FQ

## GROUND FLOOR

### Lounge 11'5" x 13'5" (3.48m x 4.09m)

Carpet flooring with window to the front and curtains

### Kitchen/diner 13'1" x 18'5" (4.00 x 5.62)

Tile flooring with patio doors leading to the rear garden, spotlighting and curtains. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, fridge-freezer and dishwasher

### WC/cloaks

High quality vinyl flooring with 2 piece bathroom suite in white and radiator

## FIRST FLOOR

### Bedroom 11'3" x 11'11" (3.43 x 3.65)

Carpet flooring with window to the front elevation and curtains

### En-suite

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, spotlighting and heated towel rail

### Bedroom 11'6" x 11'1" (3.51 x 3.38m)

Carpet flooring with window to the rear elevation and curtains

### Bedroom 11'5" x 7'1" (3.50 x 2.18m)

Carpet flooring with window to the rear elevation and curtains

### Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, partially tiled decor, heated towel rail and spotlighting

## EXTERNAL

Stunning landscaped rear garden with high quality artificial lawn and patio tile area, all enclosed by panel fencing

with gated access through to the driveway. Detached single garage with up&over door and driveway capable of accommodating 2-3 vehicles.

Leasehold

Ground rent - £240pa

Service charge - £283.44

Council tax band - D





