



**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

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



## 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, spot lighting 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 spot lighting



## EXTERNAL

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



