

Three Bedroom Detached Family Home

Located in Quiet Residential Area

Close to Blackpool Town Centre

Move In Ready Condition

High Specification Kitchen and Bathrooms

New Condenser Boiler - Just 1 Year Old in Garage

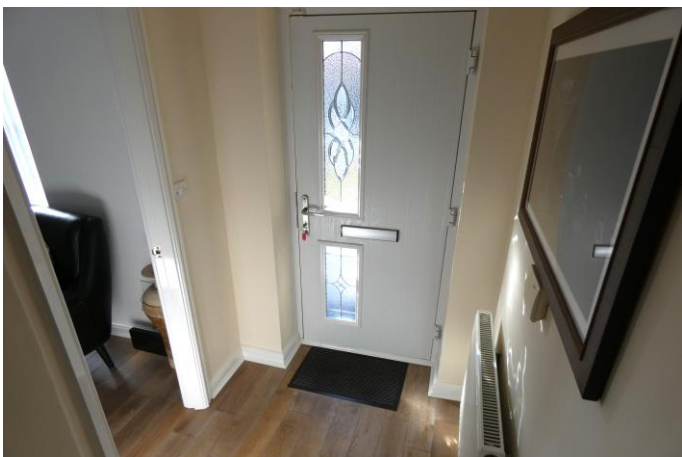
South Facing Rear Garden

Backs Onto Nature Reserve



Tempo are pleased to bring to the market this three bedroom detached family home. Located in a quiet residential area, close to Blackpool town center and transport links. This well presented home briefly comprises: Entrance Hall, Lounge, Dining Room, Kitchen, Utility and Downstairs WC. To the first floor is Double Bedroom with En Suite, Further Double Bedroom, Single Bedroom/Office and Family Bathroom. South facing enclosed rear garden backing onto Nature Reserve providing privacy. Viewing is essential to fully appreciate this beautiful property. EPC = C

**For an appointment to view call 01772 633399 or email  
[info@tempoestates.co.uk](mailto:info@tempoestates.co.uk)**





### Entrance Hallway

Approached via uPVC front door with feature glass panels to entrance hallway with wood flooring, panel radiator and ceiling light.

### Lounge 16' 7" x 10' 8" (5.05m x 3.25m)

Principle reception room with bay window to front elevation, wood flooring, ceiling light and under stairs storage cupboard.

### Dining Room 9' 7" x 8' 3" (2.92m x 2.51m)

Dining area with wood effect flooring, ceiling light, modern vertical radiator and uPVC patio doors leading to rear garden. Open plan through to Kitchen.

### Kitchen 13' 1" x 7' 9" (3.98m x 2.36m)

Modern fitted kitchen with range of eye and base level units, complementary worktops and splash back. Integrated appliances including fridge freezer, dishwasher and eye level microwave. Built in oven with four ring hob and cooker hood above. Integrated sink and drainer with mixer tap, tile flooring, two ceiling lights, extractor fan and window overlooking rear garden.

### Utility Room 6' 2" x 5' 8" (1.88m x 1.73m)

Useful utility room with additional base units, space for under counter washing machine and stainless steel sink with drainer and mixer. Tiled splash back, ceiling light, extractor fan and panel radiator. Window to rear elevation and uPVC door to side of the house.

### Downstairs WC 5' 8" x 2' 11" (1.73m x 0.89m)

Two piece suite in white comprising: low flush WC and floating corner hand wash basin with mixer tap and tiled splash back. Panel radiator, ceiling light, tiled flooring and window to side elevation.

### Landing

Stairs lead to first floor with ceiling light and loft access.

### Bedroom One 14' 4" x 12' 2" (4.37m x 3.71m)

Double bedroom with panel radiator, ceiling light and window overlooking rear garden and uninterrupted views over nature reserve.

### En Suite

En suite shower room housing three piece suite in white comprising: low flush WC, floating hand wash basin and corner shower unit. Fully tiled walls and flooring, chrome heated towel rail and uPVC window.

### Bedroom Two 14' 8" x 8' 3" (4.47m x 2.51m)

Second double bedroom with two windows to the front elevation, panel radiator and ceiling light.

### Bedroom Three 9' 0" x 7' 3" (2.74m x 2.21m)

Third bedroom currently used as an office with uPVC window overlooking rear garden, panel radiator and ceiling light.

### Bathroom 7' 3" x 6' 2" (2.21m x 1.88m)

Three piece suite comprising: low flush WC, hand wash basin with pedestal and mixer tap and oval freestanding bath with shower attachment. Fully tiled walls and flooring, uPVC window and ceiling light.

### Garage 16' 7" x 8' 1" (5.05m x 2.46m)

Attached garage with up and over door, power and light. Also housing new boiler just one year old.

### Exterior

Driveway to the front of the property leading to garage, providing ample off road parking. Laid to lawn areas with borders of mature plants and shrubs. Private and enclosed south facing rear garden. Paved patio area, laid to lawn areas and timber fence surround. Decked area in the corner ideal for outside dining and entertaining. Rear garden backs onto nature reserve with gate providing access, ensuring you are not overlooked at any time!





**Council Tax Band = D**

**Tenure**

We have been advised by the vendor that this property is Freehold, this information should always be checked by a solicitor prior to purchase.

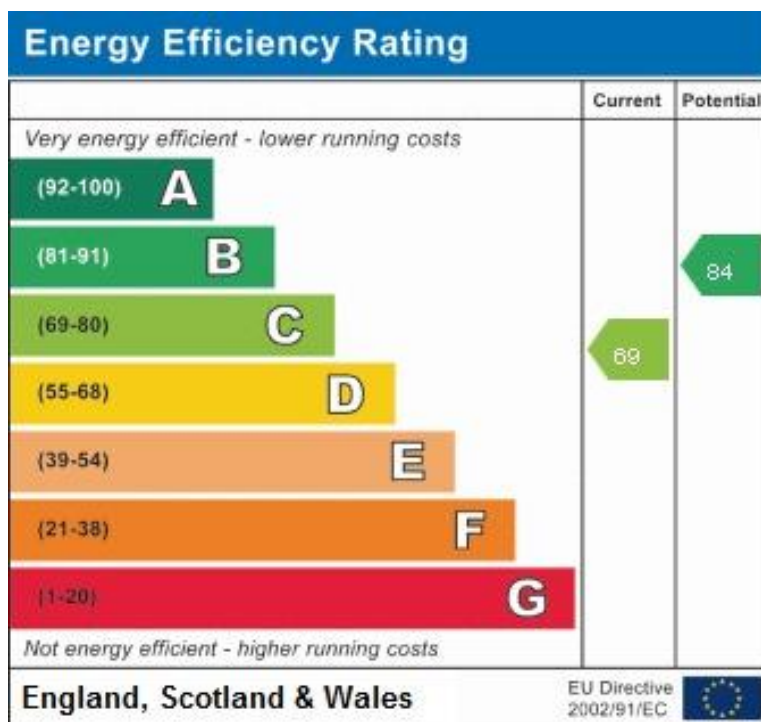
**Notice**

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.



## FLOORPLANS

## EPC Chart



Address:  
Rosefinch Way

## **Terms & Conditions**

It is a legal requirement that all residential properties and many commercial properties have an Energy Performance Certificate (EPC) before they can be presented for sale or to let.

Misrepresentation Act 1967:- tempoestates.co.uk looks to ensure that all our sales particulars are accurate and reliable, we believe the above details to be correct but their accuracy cannot be guaranteed and they do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each statement in these particulars before entering into any formal contract to purchase or to rent this property.

## **Arrange A Viewing**

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## **Financial Advice/Conveyancing**

Tempoestates.co.uk have links to a range of financial products and services including independent mortgage advice and conveyancing.

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Thank you for visiting the tempoestates.co.uk website.

## **Arrange A Property Valuation**

If you are thinking of selling or letting your property tempoestates.co.uk will be more than happy to provide you with a free valuation without obligation, to arrange a valuation please call our team on 01772 633399 or email [info@tempoestates.co.uk](mailto:info@tempoestates.co.uk).