

7 Regency Gardens

, Blackpool, FY2 0WX

Offers In The Region Of £395,000



Introduction

Stunning five-bedroom detached home, ideally situated with excellent access to all major motorway links. This impressive property offers a superb combination of spacious, modern living accommodation, making it an ideal choice for larger and growing families.

Beautifully presented throughout, the home enjoys a light and airy feel, with generous living spaces creating a bright and welcoming environment. To the rear, the property benefits from a large, sunny and well-established garden, complemented by mature planting that provides excellent privacy and creates the perfect setting for relaxing, entertaining and enjoying the warmer months.

The property also offers off-road parking and is conveniently located for a range of local amenities, schools and transport links.

A particular highlight is the impressive provision of three stylish and modern bathrooms/shower rooms, providing excellent practicality for family living and busy households.

This exceptional family home combines space, style and convenience in a highly desirable location.

Viewing is highly recommended to fully appreciate the size, quality and superb features this wonderful home has to offer.

Entrance Hallway

Door to front providing access from front driveway. LVT flooring throughout. Spindled stair case leading to first floor landing. Access to all ground floor rooms. Ceiling lights and radiator.

Ground Floor WC

4'8" x 2'3"
UPVC double glazed opaque window to front. Low flush WC and wash hand basin. LVT flooring, ceiling light and radiator.

Lounge

18'0" x 11'1"
Internal double doors. UPVC double glazed window to front. Feature fire place housing remote controlled electric fire. Carpet, wall and ceiling lights and radiator.

Open Plan Lounge/Kitchen/Diner

26'6" x 12'11"
UPVC double glazed windows to rear. UPVC patio doors providing access to rear garden. Range of wall and base units with complimentary quartz worktop above. Electric ceramic hob with electric oven beneath and extractor above. Integral microwave. Integral fridge/freezer. Integral dishwasher. Breakfast bar. Stainless steel sink with mixer tap above and quartz drainer. Access through to Utility Room. LVT flooring throughout. LED and hanging lights and radiators.

Utility Room

9'2" x 4'11"
Door to side and access through to Integral garage. Wall and base units with quartz worktop above. Stainless steel sink with mixer tap. LVT flooring, ceiling light and radiator.

Integral Garage

15'3" x 9'2"
Up and over door to front. Boiler and electric consumer unit to wall. Power and lighting.

First Floor Landing

Access to all first floor rooms. Loft access. Airing cupboard housing water cylinder. Carpet and ceiling lights.

Bedroom One

12'1" x 9'10"
UPVC double glazed windows to front. Access through to En Suite. Carpet, ceiling light and radiator.

En Suite Bathroom

5'11" x 5'3"
UPVC double glazed opaque window to side. Three piece bathroom suite comprising; fitted bath tub with tiled panel, low flush WC and vanity wash hand basin. Tiled wall and floor, ceiling light and radiator.

Bedroom Two

11'6" x 10'9"
UPVC double glazed window to rear. Carpet ceiling light and radiator. Access into En Suite Shower Room.

En Suite Shower Room

5'11" x 5'2"
Three piece bathroom suite comprising; walk in twin shower cubicle with fitted glass partition, low flush WC and vanity wash hand basin. Tiled wall and floor, ceiling light and radiator.

Family Bathroom

7'2" x 5'9"
UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; walk in twin shower cubicle with fitted glass partition, low flush WC and floating vanity wash hand basin. Tiled wall and floor, ceiling light and radiator.



Bedroom Three

11'3" x 9'5"
UPVC double glazed window to front. Carpet ceiling light and radiator.

Bedroom Four

15'3" x 7'10"
UPVC double glazed window to rear. Carpet ceiling light and radiator. Presently presented as dressing room.

Bedroom Five

8'10" x 6'7"
UPVC double glazed window to front. Carpet ceiling light and radiator. Presently presented as Home Office.

Front Exterior

Lawned front garden with paved driveway and exterior porch.

Rear Exterior

Stunning and spacious lawned rear garden with paved patio area and established trees, plants and shrubs

Further Information

Tenure: Leasehold
999 Years from 1st April 2024
Ground Rent: Approx. £185 Per Annum
Council Tax Band - E - Blackpool Borough Council
EPC Rating C
Electric Car Char

