



## Asking Price £220,000

Presented to the market with no onward chain, this beautifully modernised three-bedroom family home offers bright, contemporary interiors, generous room proportions and an impressive level rear garden that is perfect for children, pets and outdoor entertaining. Positioned within a popular residential area close to reputable schooling and everyday amenities, the property is ready to move straight into. The ground floor welcomes you with a fresh, airy hallway leading to a spacious dual-aspect lounge, finished in neutral décor and overlooking the garden. The superb kitchen/dining room provides an excellent sociable layout, fitted with sleek modern cabinetry, ample worktop space, an integrated cooking area and direct access to the garden, making it ideal for family living and entertaining. A stylish ground-floor shower room adds additional convenience. Upstairs, the property features three well-proportioned bedrooms. The modern family bathroom incorporates a full bath with shower over and can is well presented. Externally, the standout feature is the large, level rear garden, offering enormous potential for landscaping, play areas or further enhancements. The front garden is equally generous, setting the property back attractively from the roadside. This is a superb opportunity to secure a fully refreshed family home in a convenient location, ideal for first-time buyers, young families or investors seeking a low-maintenance rental opportunity.

Flamborough Way, Southway, PL6 6RW

## Accommodation Comprises

Ground Floor

### Hallway

Bright entrance hall with access to lounge, kitchen/diner and staircase to first floor.

**Lounge** – 4.85m (15` 11") max x 3.22m (10` 7")  
Spacious dual-aspect room with modern flooring, neutral décor, wall-mounted feature fire and views over rear garden.

**Kitchen/Dining Room** – 3.58m (11` 9") x 4.17m (13` 8") including recess  
Contemporary fitted kitchen with ample units, metro-tile splashbacks, wood-effect worktops, space for dining table, integrated cooking area and door to rear garden.

### Shower Room

Recently modernised with large walk-in shower enclosure, contemporary tiling, vanity basin and WC.

### First Floor

**Bedroom 1** – 3.03m (9` 11") x 3.25m (10` 8")  
Generous double bedroom with modern décor and views to the rear.

**Bedroom 2** – 2.17m (7` 1") x 3.22m (10` 7")  
Good-sized second bedroom with front aspect window.

**Bedroom 3** – 2.58m (8` 6") x 2.00m (6` 7")  
Ideal child's room, study or nursery.

### Bathroom

Stylish family bathroom with bath and shower over, patterned feature tiling, vanity unit and WC.

### Landing

Bright space with doors to all rooms and loft access.

## Viewing Arrangements

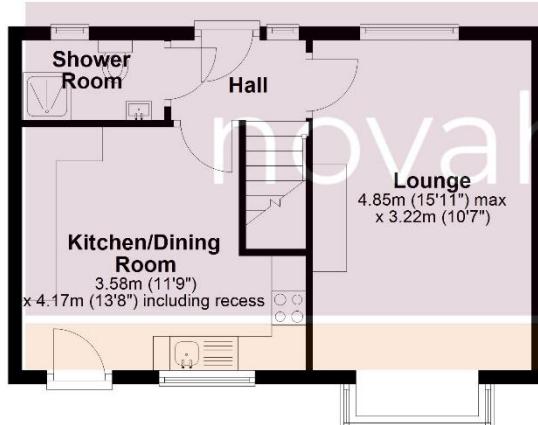
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Ground Floor



First Floor



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



1%  
FEE

0<sup>WK</sup>  
CONTRACT

FULL SERVICE  
ESTATE AGENTS

NO SALE  
NO FEE



CMP  
Client Money Protect  
fsb  
MEMBER



APPROVED CODE  
TRADING STANDARDS.UK