



- A Stunning Four Bedroom Detached Home
- Ground Floor WC, Lounge and Study / Play Room
- Gorgeous Open Plan Dining Kitchen & Utility
- Four Bedrooms, En Suite Shower To Master

Orchid Way, Blackpool, FY4

Offers In Excess Of £250,000

ON A PROMINENT POSITION IN A BEAUTIFUL DEVELOPMENT – GF WC - LOUNGE - STUDY - OPEN PLAN DINING KITCHEN - UTILITY - FOUR BEDROOMS WITH THE MASTER BOASTING AN EN SUITE - FAMILY BATHROOM - ENCLOSED AND PRIVATE REAR GARDEN - GARAGE - SOFFIT LIGHTING TO HOUSE & GARAGE - OFF STREET PARKING - VIEWINGS RECOMMENDED



Property Description

ENTRANCE HALL

Karndeian flooring, radiator, under stairs store and stairs to first floor.

GROUND FLOOR WC

A two piece suite comprising of low flush WC and pedestal wash hand basin. Karndeian flooring, radiator and double glazed opaque window to front.

LOUNGE

14' 2" x 11' 11" (4.32m x 3.64m) Double glazed bay window to front, fitted carpet and radiator.

STUDY / PLAYROOM

8' 3" x 9' 2" (2.52m x 2.80m) Double glazed window to front, fitted carpet and radiator.

KITCHEN DINING ROOM

7' 7" x 28' 6" (2.33m x 8.71m) A range of modern wall and base units with complimentary work surfaces over, inset 1.5 sink unit with mixer tap and drainer, integrated dishwasher, five ring gas hob with extractor over, eye level 'Neff' combination microwave with 'Neff Slid and Hide' oven, integrated fridge freezer, Karndeian flooring and two radiators. Two double glazed windows to rear and French doors to rear.

UTILITY ROOM

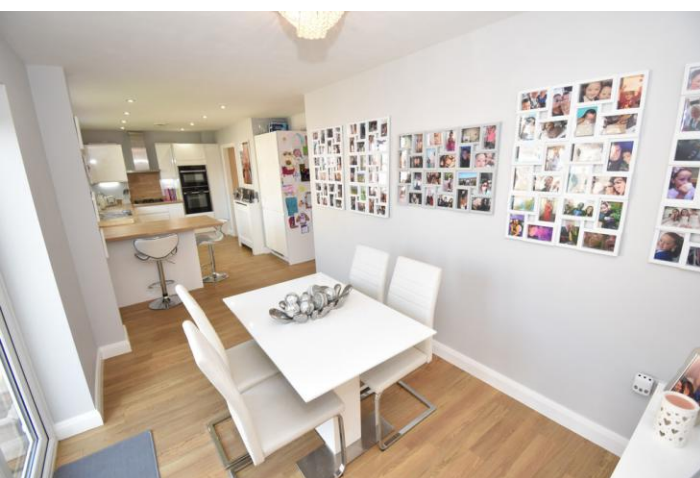
Karndeian flooring, plumbing for washing and space for drier, wall mounted boiler. Door to side.

LANDING

Double glazed window to front, fitted carpet and access to all rooms.

BEDROOM ONE

12' 11" x 12' 1" (3.96m x 3.69m) Double glazed window to rear and side, fitted carpet and radiator.





EN SUITE

A three piece suite comprising of low flush WC, pedestal wash hand basin and corner shower with water fall style shower. Tiled flooring, heated chrome towel radiator and double glazed opaque window to rear.

BEDROOM TWO

12' 5" x 10' 0" (3.81m x 3.05m) Double glazed window to front, fitted carpet and radiator.

BEDROOM THREE

8' 8" x 9' 3" (2.66m x 2.82m) Double glazed window to front, fitted carpet and radiator.

BEDROOM FOUR

7' 7" x 9' 1" (2.33m x 2.77m) Double glazed window to rear, fitted carpet and radiator.



BATHROOM

A three piece suite comprising of low flush WC, pedestal wash hand basin and panelled bath. Tiled flooring, store cupboard, heated chrome towel radiator and double glazed opaque window to side.

EXTERIOR FRONT

Lawned areas wrap around the front of the home and lead to off street parking in front of the garage.

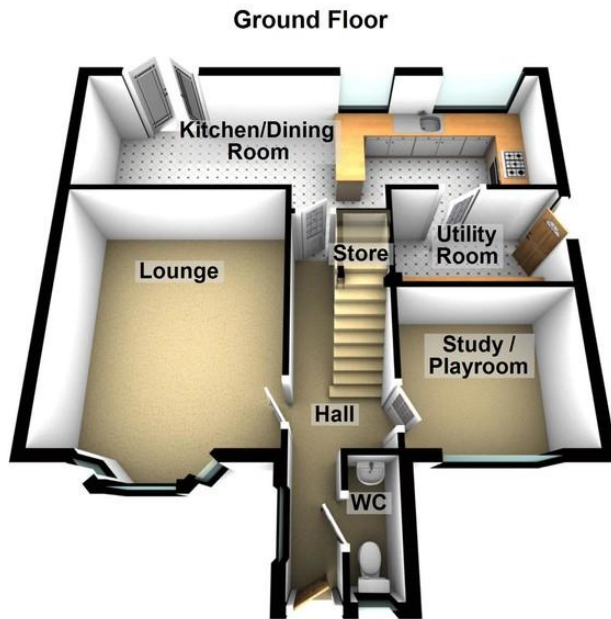


EXTERIOR REAR

Enclosed and comprising of laid to lawn area with pathways leading to personnel door to garage. Spot lighting is recessed into the soffits on both the main home and garage.

GARAGE

Access is granted from and electric up and and over door to front and personnel door to side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements