



- Four Bedroom Double Fronted Detached Home
- Bay Fronted Lounge & Gorgeous Open Plan Kitchen
- Utility Room & Stylish WC & Basin
- Four Double Bedrooms, Stunning Four Piece Bathroom & Separate WC

Holmfield Road, Bispham, Blackpool, FY2

£279,950

ONCE DESCRIBED AS A MAJESTIC DOUBLE FRONTED HOUSE THIS DETACHED HOME HAS BEEN UPGRADED OVER THE YEARS & IS READY TO FOR ITS NEW FAMILY - BAY FRONTED LOUNGE - OPEN PLAN MODERN DINING KITCHEN - UTILITY & GF WC - OFFICE - FOUR DOUBLE BEDROOMS - FULLY TILED FOUR PIECE BATHROOM - ENCLOSED GARDEN - GARAGE - OFF STREET PARKING



Property Description

PORCH

Double glazed opaque windows to front, door into hallway.

HALL

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

LOUNGE

17' 2" x 15' 5" (5.25m x 4.72m) Double glazed bay window to front and two double glazed windows to side, fitted carpet and two vertical radiators.

KITCHEN

18' 3" x 12' 9" (5.58m x 3.91m) A range of ultra modern wall and base units with complimentary work surfaces over, integrated fridge freezer and dishwasher, 'Belling' style double oven, breakfast island with inset sink unit with mixer tap and drainer along with work top extension giving ample seating area. Kick board and ceiling feature LED lighting, tiled floor, radiator and double glazed bay window to front with seating area. Opening into

DINING AREA

9' 10" x 12' 9" (3.01m x 3.91m) Double glazed window and patio doors to rear, tiled flooring and radiator.

UTILITY ROOM

5' 9" x 8' 6" (1.76m x 2.60m) Work surfaces with plumbing for washing machine and space for drier below. Tiled flooring, radiator and double glazed window and door to rear. Door into;

GROUND FLOOR WC

A two piece suite comprising of low flush WC and pedestal wash hand basin, Heated chrome towel radiator and tiled flooring.





OFFICE

8' 10" x 14' 11" (2.70m x 4.57m) Double glazed bay window to side, Laminate flooring and radiator.

LANDING

Double glazed window to front, fitted carpet and radiator.

BEDROOM ONE

14' 1" x 10' 9" (4.30m x 3.28m) Double glazed bay window to front, fitted carpet and radiator.

BEDROOM TWO

17' 6" x 13' 1" (5.34m x 4.01m) Double glazed bay window to front, fitted carpet and radiator.



BEDROOM THREE

8' 10" x 10' 9" (2.71m x 3.28m) Double glazed window to side, fitted carpet and radiator.

BEDROOM FOUR

8' 10" x 9' 11" (2.71m x 3.04m) Double glazed window to rear, fitted carpet and radiator.

SEPARATE WC

A low flush WC, tiled flooring and double glazed opaque window to rear.



BATHROOM

A four piece suite comprising of low flush WC, pedestal wash hand basin with storage below, free standing bath with centre taps and walk in shower cubicle with water fall style shower. Fully tiled walls and flooring, heated chrome towel radiator, feature LED lighting to ceiling and shower door, storage cupboard and double glazed opaque window to rear.

EXTERIOR FRONT & SIDE

Artificial lawn and Indian paving surround the front and side of the home with slate borders. A timber fence keeps the

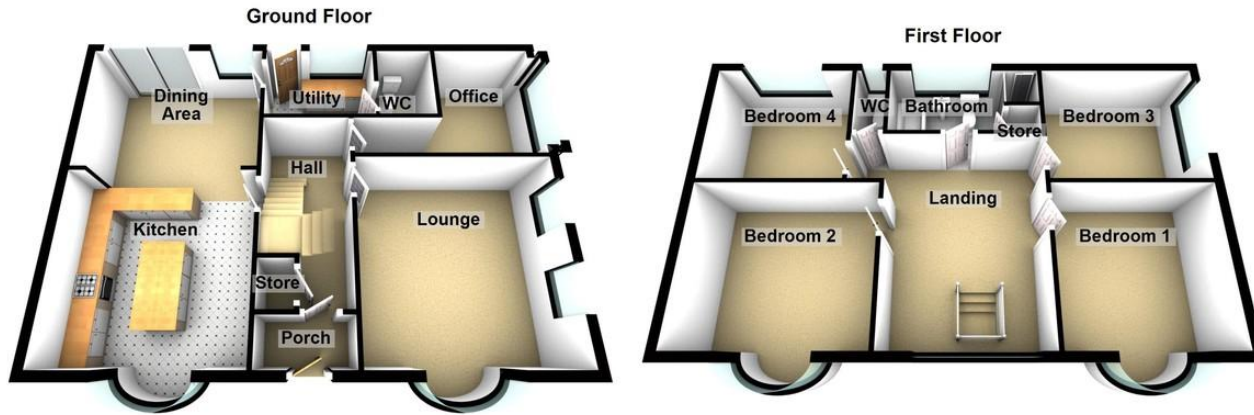
area secluded and private. Off street parking is on offer in front of the garage.

EXTERIOR REAR

Enclosed and private with a raised and decked patio area. Access to garage via personnel door.

GARAGE

Access is granted via a newly installed up and over door. Power and light is also on offer.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D		
39-54	E	51 e	
21-38	F		

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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