



28 Holly Wood Way, Blackpool

Blackpool

Offers Over **£375,000**



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Beautifully presented throughout 4 bedroom detached property located in the FY4 area close to many local amenities and M55 links. The property comprises of Hallway, Lounge, open plan Kitchen / Diner with integrated double oven and hob, Utility room, Office/Playroom and downstairs WC. To the first floor there are 4 spacious Bedrooms, master bedroom with 3 piece en-suite and stylish fitted wardrobes in 3 of the bedrooms. Externally there is an enclosed South facing garden to the rear with access to the Lounge and Dining Room via uPVC double glazed patio doors complete with UV tinted windows. Off road parking available for multiple cars and a double Garage to the front. Viewing is highly recommended to appreciate this wonderful family home.

Council Tax band: E

Tenure: Leasehold

- Stunning Family Home
- 4 Bedrooms
- Double Garage & Ample Parking
- Kitchen Diner
- South Facing Rear Garden



Hallway

Office

5' 12" x 9' 6" (1.82m x 2.89m)

Office / playroom to the front of the property. UPVC double glazed window, radiator.

Lounge

15' 5" x 14' 3" (4.7m x 4.35m)

Lounge to the rear with uPVC double glazed UV tinted patio doors with leading to access to the garden, radiator. Double doors leading onto the Dining room.

Wc

Downstairs WC

Kitchen

11' 11" x 8' 5" (3.63m x 2.57m)

Open plan Kitchen/Diner with fitted units, worktops and a range of AEG integrated appliances including gas hob and double electric oven.

Dining Room

10' 1" x 14' 3" (3.08m x 4.35m)

Dining area leading off from the Kitchen. UPVC double glazed UV tinted patio doors leading to the garden. Internal double doors leading to the Lounge.

Utility Room

5' 2" x 7' 7" (1.58m x 2.31m)

Utility room leading off from the Kitchen. UPVC door leading to access to the garden and garage.





Landing

Master Bedroom

10' 6" x 11' 1" (3.2m x 3.37m)

Master Bedroom to the front of the property. UPVC double glazed bay window, radiator, fitted wardrobes and en-suite.

En Suite

3 piece en-suite shower room leading off from Bedroom 1.

Bedroom 2

12' 9" x 10' 10" (3.89m x 3.31m)

Bedroom 2 to the front of the property. UPVC double glazed window, radiator and built in wardrobes.

Bedroom 3

9' 1" x 10' 7" (2.77m x 3.22m)

Bedroom 3 to the rear. UPVC double glazed window, radiator.

Bedroom 4

8' 7" x 7' 8" (2.62m x 2.34m)

Bedroom 4 to the rear. UPVC double glazed window, radiator and built in wardrobes.

Bathroom

5' 9" x 8' 3" (1.74m x 2.51m)

Three piece suite family bathroom. UPVC double glazed window, towel radiator







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