



25 Orchid Way, Blackpool
Blackpool

Offers Over **£325,000**

25 Orchid Way

Blackpool, Blackpool

Well presented four bedroom detached family home offering fabulous living accommodation, situated on the ever popular Magnolia Point residential development just off Midgeland Road being situated within close proximity of many amenities, schools and transport links. The impressive accommodation consists of entrance hallway, downstairs WC, study/home office, lounge, spacious kitchen diner, utility room. To the first floor there are four bedrooms, one of which being the master featuring an en-suite shower room. Along with a three piece family bathroom suite. Externally there is an enclosed SOUTH facing rear garden, detached garage, along with off road parking for two cars. Viewing is highly recommended to appreciate the accommodation on offer..

Council Tax band: E

Tenure: Freehold

- Four Bedroom Detached Family Home
- Popular Residential Development
- Study Room
- Kitchen/Diner
- Garage & Off Road Parking
- Well Presented Throughout





Entrance Hallway

Entrance hallway, downstairs wc, under stairs storage. Radiator.

GF WC

GF WC

Office/Study

8' 7" x 8' 4" (2.62m x 2.53m)

Study/office room to the front of the property, UPVC double glazed window. Radiator.

Lounge

11' 11" x 14' 3" (3.64m x 4.34m)

Lounge to the front of the property, UPVC double glazed walk in bay window, double doors leading onto kitchen diner. Radiator.

Kitchen / Diner

28' 2" x 7' 9" (8.58m x 2.36m)

Impressive Open plan Kitchen / Diner, white gloss units, integrated fridge and freezer, dishwasher, double oven and four ring gas hob. Double doors leading from lounge. Access onto utility room. UPVC double glazed window and patio doors leading onto rear garden.

Utility

8' 8" x 5' 2" (2.64m x 1.58m)

Utility room with plumbing, door providing access to the side. Radiator.

Landing

Landing leading to bedrooms and bathroom. UPVC double glazed window, radiator.

Bedroom 1

12' 0" x 13' 1" (3.66m x 3.99m)

Bedroom 1 to the rear with en-suite shower room, dual UPVC double glazed windows, radiator.

En-suite

6' 8" x 4' 1" (2.02m x 1.24m)

Stylish three piece shower room en-suite, UPVC double glazed window. heated towel rail.





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REAR GARDEN

Enclosed south facing rear garden, leading to garage.

OFF ROAD

2 Parking Spaces

Driveway providing off road parking for two vehicles.

GARAGE

Single Garage

Garage with light and power connected, electric door.







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