



Hawes Side Lane, Blackpool

Offers Over **£350,000**



# Hawes Side Lane

## Blackpool

Stunning Three Bedroom detached family home finished and presented to a high standard throughout. Offering both the wow factor and flexible living accommodation throughout. Being situated in a popular residential location within close proximity to many amenities, schools, shops and transport links. The impressive accommodation consists of entrance hallway, lounge, open-plan kitchen diner with further seating area, utility room GF shower room,. To the first floor there are three double bedrooms along with a three piece family bathroom suite. Externally there is an extremely impressive sized rear garden, garage and off road parking for ample vehicles. Viewing is highly recommended to appreciate the standard of finish this wonderful property has.

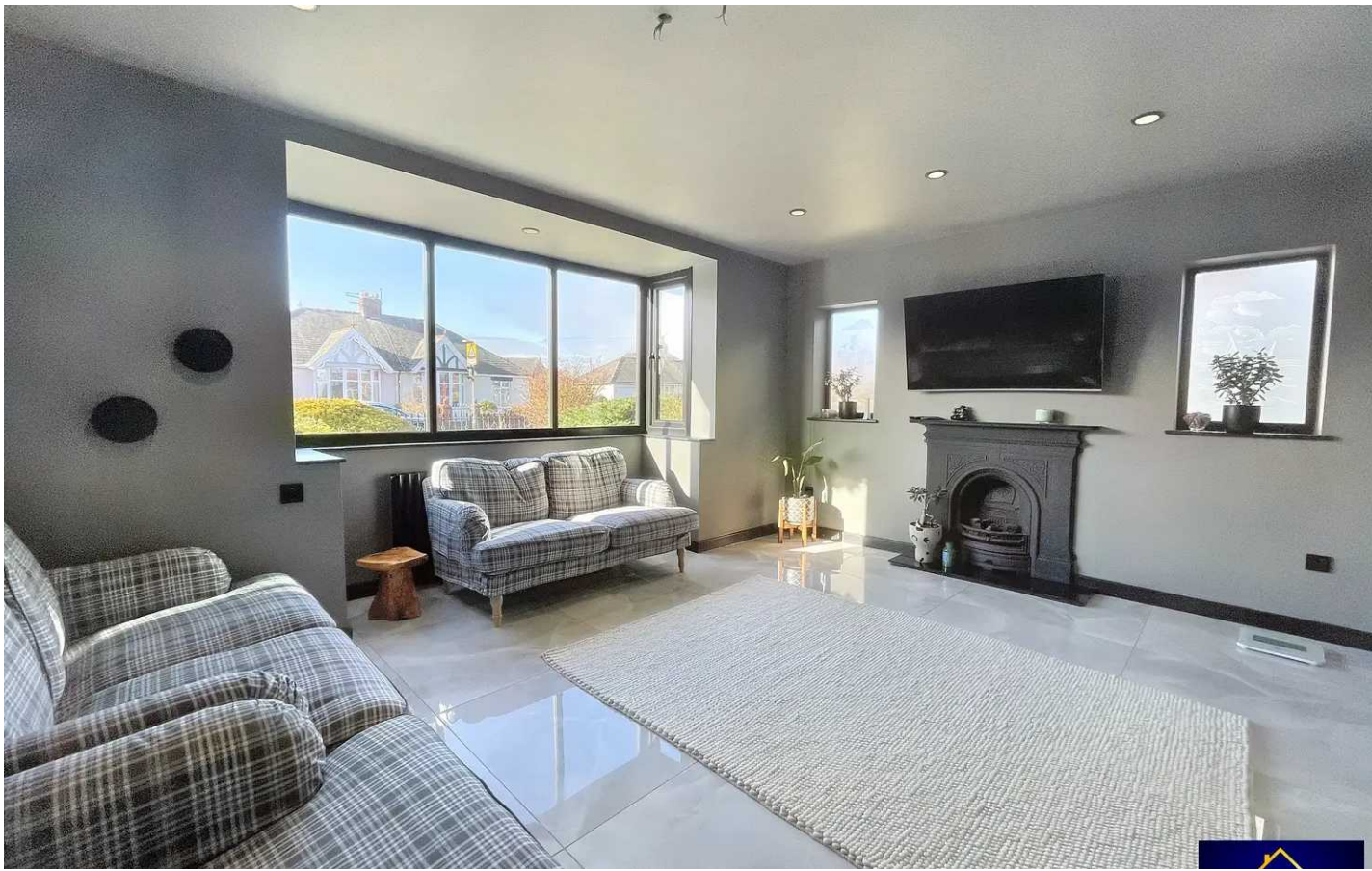
Council Tax band: E

Tenure: Freehold

- High Standard Finish Throughout
- Impressive Size Plot
- Three Double Bedrooms
- Flexible Living Accommodation
- Open-Plan Kitchen Diner
- GF Shower Room







### Entrance Hallway

Entrance hall, leading to lounge and kitchen.

### Lounge

13' 8" x 15' 5" (4.16m x 4.69m)

Stylish Lounge to the front of the property, fireplace with gas fire, UPVC double glazed walk in bay window, dual UPVC double glazed opaque windows to the side elevation, gloss tiled flooring. Radiator.

### Dining Area

7' 3" x 12' 6" (2.20m x 3.82m)

Dining area leading onto kitchen. Dual UPVC double glazed windows to both side elevations, radiator.

### Kitchen / Diner

9' 9" x 12' 6" (2.97m x 3.82m)

Stunning open plan Kitchen / Diner with a range of matching range of stylish base and wall units, integrated dish washer, electric oven and four ring gas hob with overhead extractor. UPVC double glazed window leading onto reception area. Gloss tiled flooring.

### Reception Room

15' 9" x 8' 4" (4.79m x 2.53m)

Following on from the Kitchen/Diner, UPVC double glazed skylight windows and patios doors leading to the garden. Internal Access to the garage. Radiator.

### Utility room

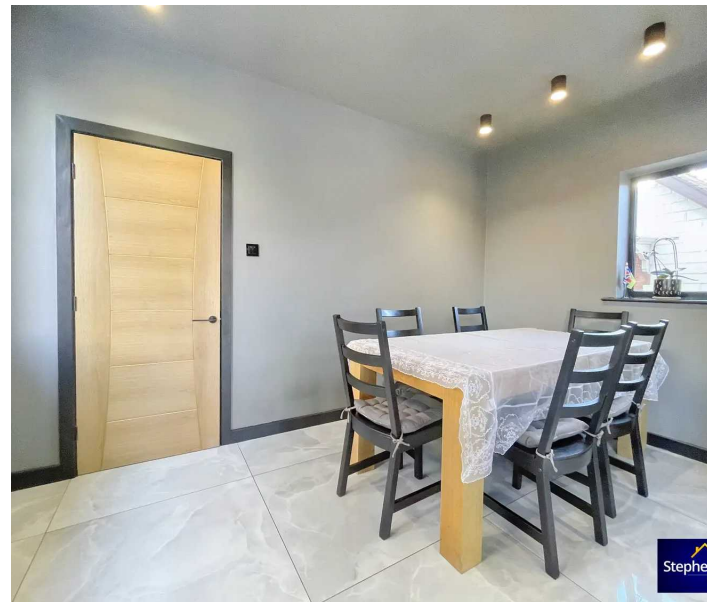
5' 7" x 5' 7" (1.70m x 1.71m)

Utility Room leading onto the Shower room.

### GF Shower Room

9' 7" x 4' 7" (2.92m x 1.39m)

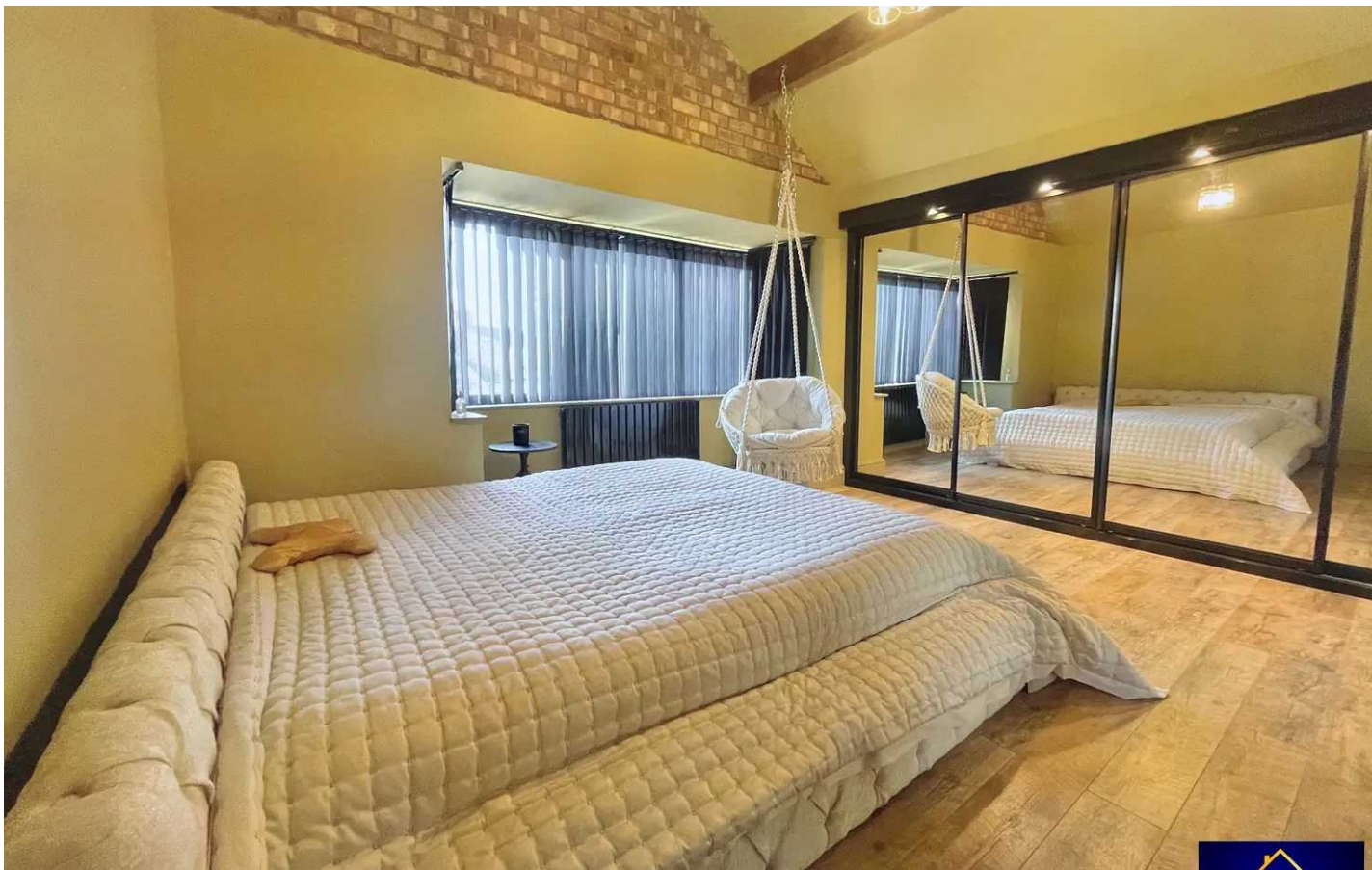
Stunning tiled three piece shower room suite, dual wash basin, walk in shower, with under floor heating. Heated towel rail.











### Landing

Landing leading to bedrooms and bathroom.

### Bedroom 1

14' 1" x 13' 4" (4.28m x 4.06m)

Bedroom 1 to the front of the property, built in mirrored wardrobes, UPVC double glazed walk in bay window, radiator.

### Bedroom 2

9' 9" x 6' 4" (2.98m x 1.94m)

Bedroom 2 to the rear with Dressing room, UPVC double glazed window, radiator.

### Dressing Room

9' 7" x 5' 7" (2.91m x 1.70m)

Dressing Room leading off from Bedroom 2 at the rear of the property.

### Bedroom 3

7' 0" x 9' 5" (2.14m x 2.88m)

Bedroom 3 to the side of the property, UPVC double glazed window, radiator.

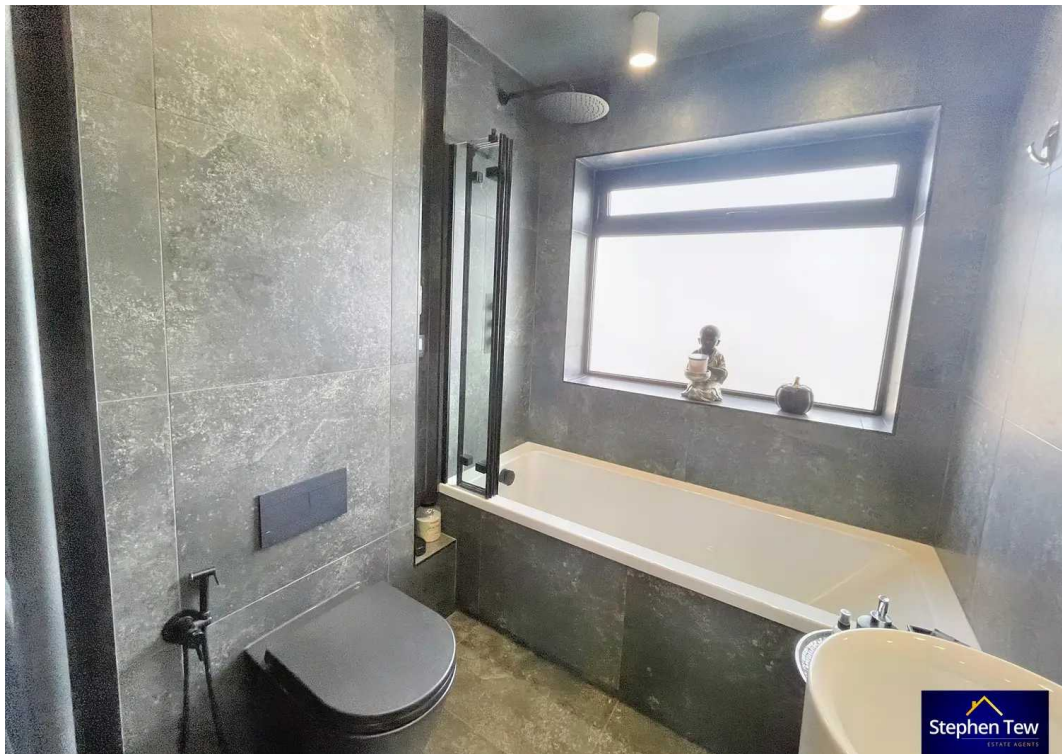
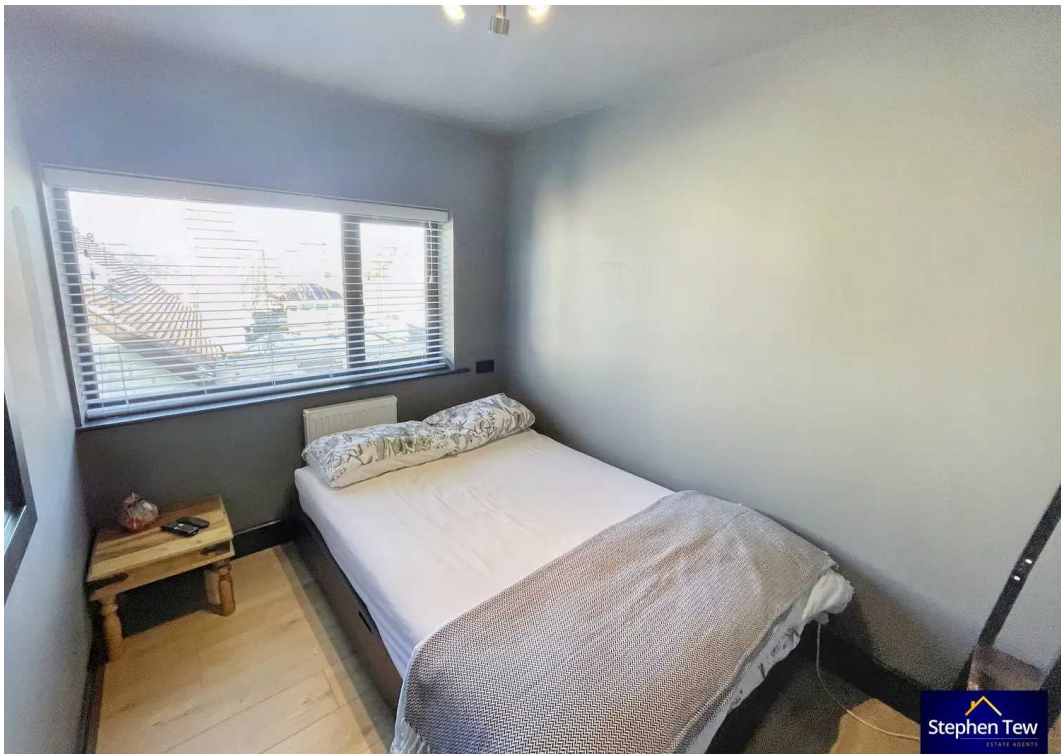
### Bathroom

6' 6" x 5' 6" (1.97m x 1.68m)

Ultra modern three piece family bathroom suite with underfloor heating, UPVC double glazed opaque window, low flush WC, stylish wash basin, heated towel rail.











### **REAR GARDEN**

Fabulous sized rear garden, offering paved and grass areas. Access to garage and outbuilding.

### **GARAGE**

Single Garage

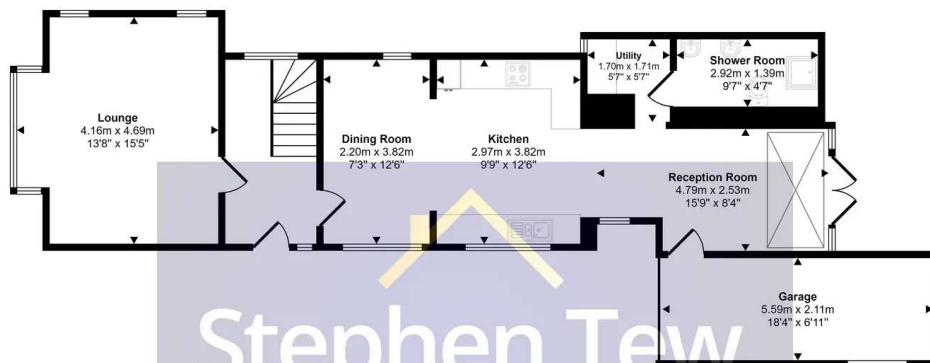
### **OFF STREET**

3 Parking Spaces

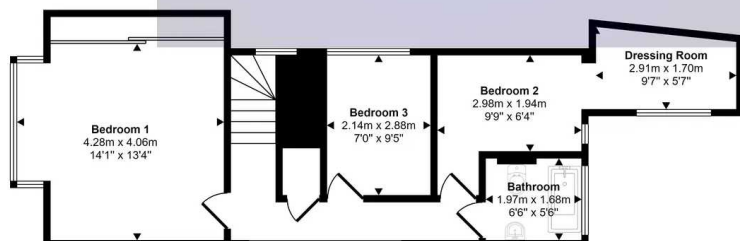
Driveway providing Ample off road parking.



Approx Gross Internal Area  
130 sq m / 1397 sq ft



Ground Floor  
Approx 78 sq m / 844 sq ft



First Floor  
Approx 51 sq m / 553 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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