



**Stephen Tew**  
ESTATE AGENTS



**48 Redwood Boulevard, Blackpool**

Offers Over **£260,000**

# 48 Redwood Boulevard

Blackpool, Blackpool

This well presented modern detached house which was built in 2019 by Kensington Developments is situated in a much sought-after family development. Just off Progress Way conveniently placed for local shops, schools, public transport access to the motorway and other local amenities. The accommodation comprises entrance hall, WC, lounge, fitted open plan dining kitchen. The first floor has three bedrooms, one en-suite and a family bathroom. The property has a gas central heating system installed and the windows are UPVC double glazed. Open Plan front garden area with driveway providing off-road parking and access to the garage. Enclosed Landscaped rear garden. To fully appreciate the accommodation on offer an internal inspection by appointment is strongly advised.

**Council Tax band: D**

**Tenure: Freehold**

- **Modern Family Development**
- **Open Plan Dining Kitchen**
- **Off Road Parking & Garage**
- **Landscaped Gardens**
- **GF WC**
- **2 Bathrooms**





#### **Entrance Hall**

6' 0" x 3' 9" (1.84m x 1.14m)

Wooden laminate flooring, radiator, UPVC double opaque glazed window to the side elevation. Door leading to the GF WC and lounge.

#### **GF WC**

6' 1" x 3' 1" (1.85m x 0.93m)

Fitted with a two piece white suite comprising pedestal wash hand basin with mixer tap and low flush WC. Wooden laminate flooring, radiator, UPVC double opaque glazed window to the front elevation.

#### **Lounge**

15' 5" x 15' 10" (4.7m x 4.82m)

Principal reception room with UPVC double glazed Georgian style window to the front elevation, cornice style ceiling, double radiator, wooden laminate flooring, staircase to first floor landing with understair storage cupboard.

#### **Kitchen / Dining / Living Area**

15' 11" x 15' 9" (4.86m x 4.81m)

Open plan family dining kitchen fitted with a matching range of modern base and eye level units with worktop space, one and a half bowl single drainer sink with mixer tap, built-in "Neff" electric oven with four ring induction hob with extractor hood over, integrated fridge freezer, dishwasher, built in microwave and plumbing for washing machine, feature central island unit, wooden laminate flooring, cornice style ceiling, radiator and UPVC double glazed French doors with matching side windows overlooking the attractive rear garden.





### Landing

2' 12" x 6' 11" (0.91m x 2.11m)

UPVC double opaque glazed window to the side elevation, cornice style ceiling, radiator and access to the loft.

### Bedroom 1

12' 2" x 12' 5" (3.71m x 3.79m)

The principal double bedroom with a UPVC double glazed Georgian style window to the front elevation, cornice style ceiling, radiator, door, leading into en-suite.

### En Suite

5' 7" x 5' 7" (1.7m x 1.7m)

Fitted with a three-piece suite, comprising corner shower enclosure, wash hand basin with storage beneath and low flush WC, full height tiling to all walls, radiator, vinyl flooring and UPVC double opaque glazed Georgian style window to the front elevation.

### Bedroom 2

8' 0" x 8' 10" (2.45m x 2.7m)

UPVC double glazed window to the rear elevation, radiator.

### Bedroom 3

9' 2" x 6' 9" (2.8m x 2.07m)

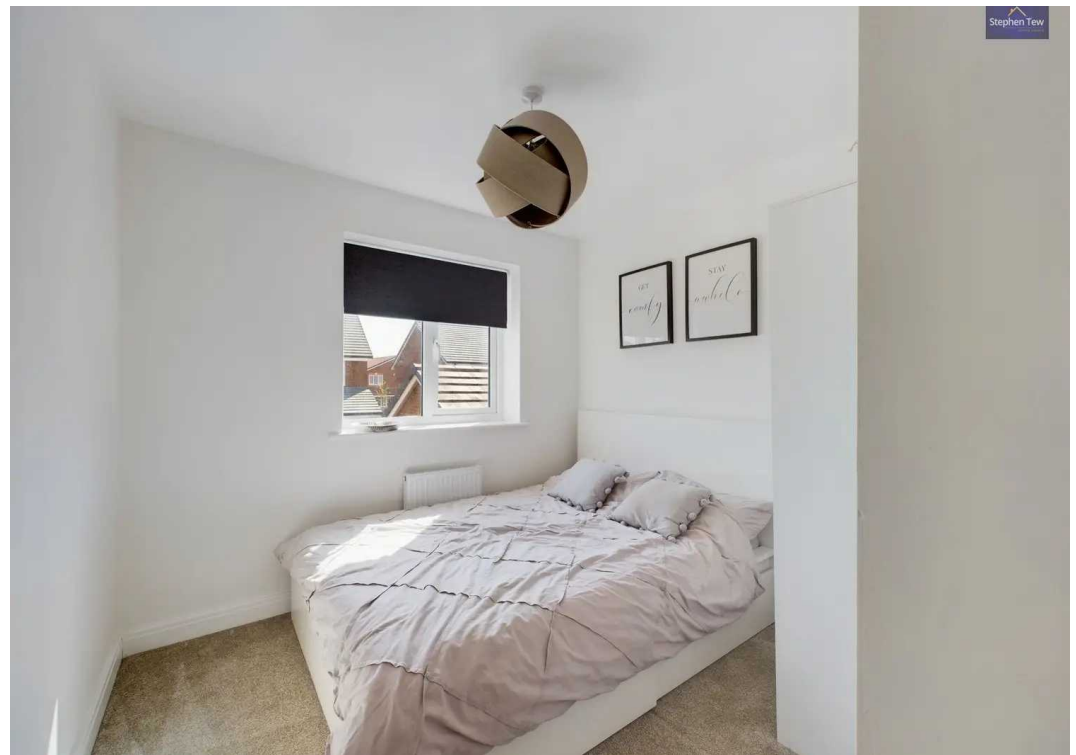
UPVC double glazed window to the rear elevation, radiator, wooden laminate flooring.

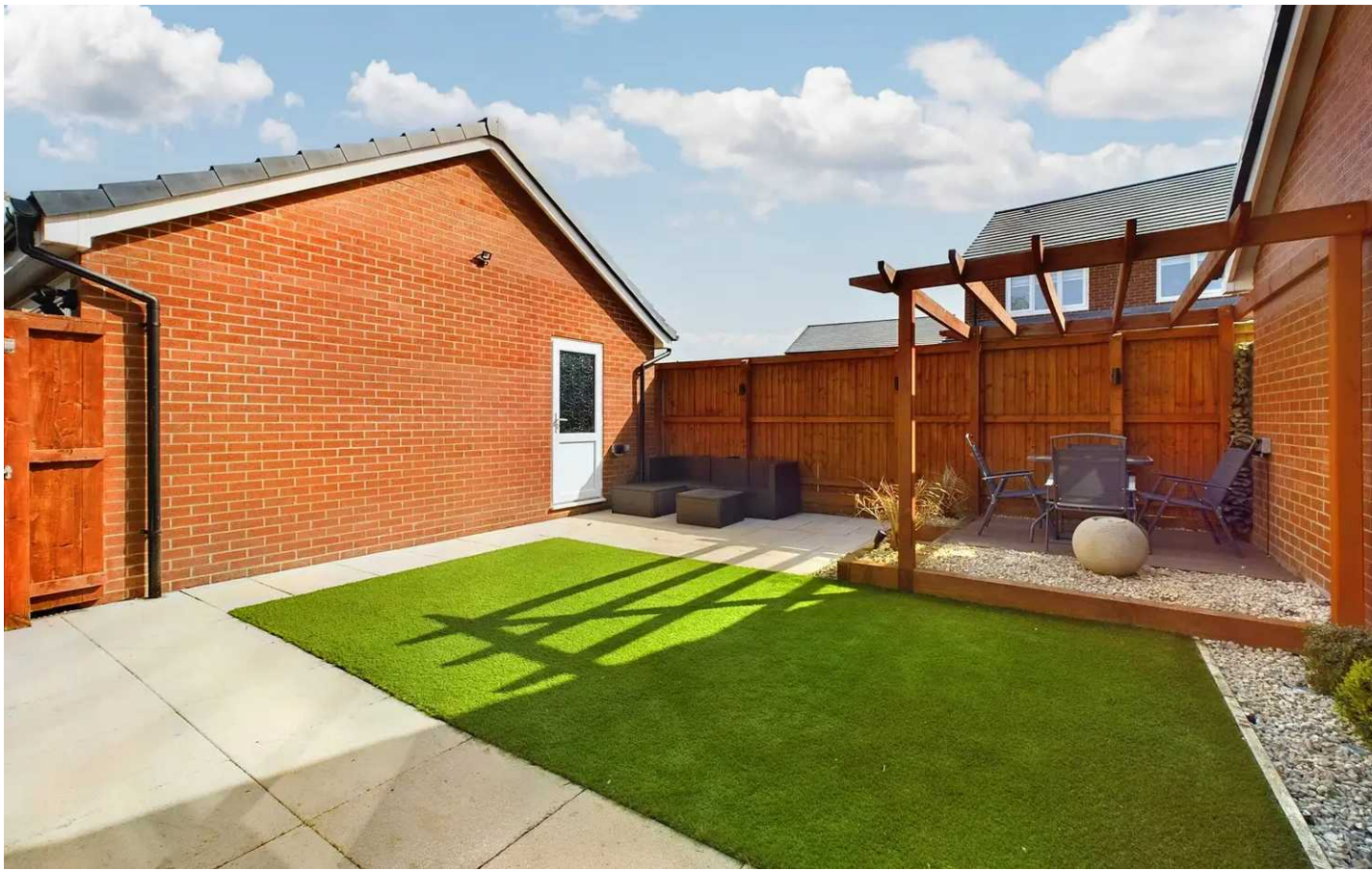
### Bathroom

6' 8" x 5' 9" (2.02m x 1.74m)

Fitted with a three piece white suite comprising, panelled bath with shower attachment and glass screen, wash hand basin with storage beneath and low flush WC, part tiled walls, radiator, vinyl flooring and UPVC double opaque glazed Georgian style window to the side elevation.







### **FRONT GARDEN**

Open plan landscaped front garden, mainly laid to lawn with feature stone area. Driveway provides off-road parking via the side of the property leading to Garage.

### **REAR GARDEN**

Enclosed east facing landscaped rear garden with paved area, artificial turf and feature raised decked Patio.

### **OFF ROAD**

2 Parking Spaces

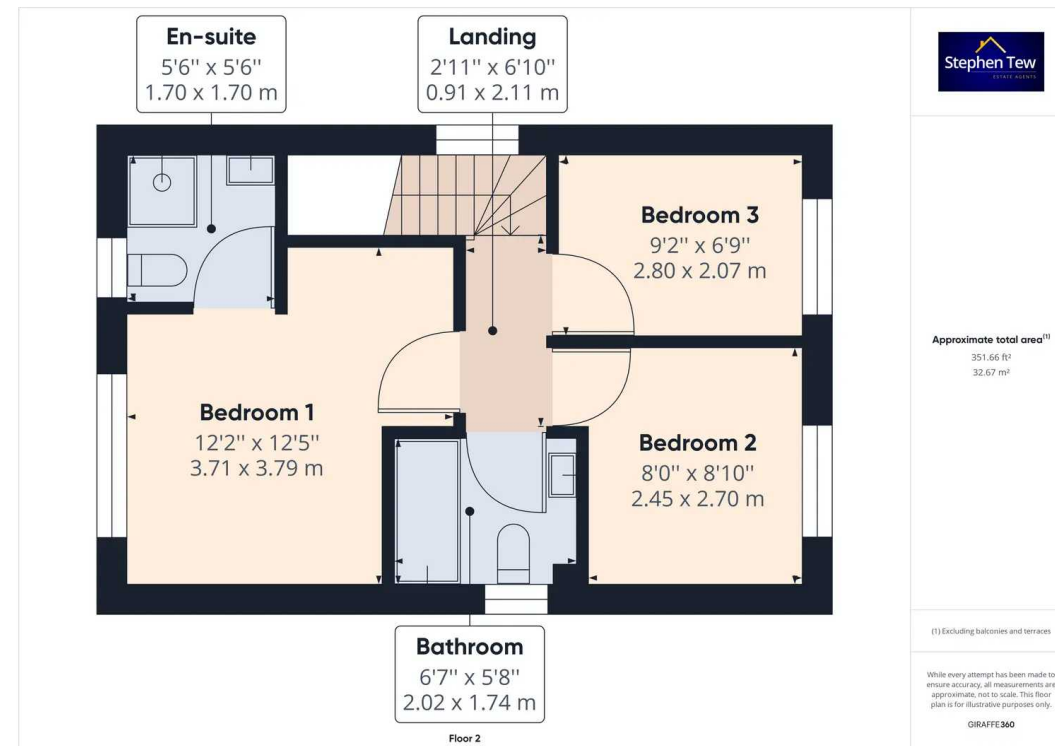
Off-road parking is provided by the driveway via the side of the property which provides access to the garage.

### **GARAGE**

Single Garage

Brick built garage with open over door, power and light, connected and personal side door.







## Stephen Tew Estate Agents

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