



**Stephen Tew**  
ESTATE AGENTS



**306 Queens Promenade, Bispham**  
Blackpool

Offers Over **£550,000**

# 306 Queens Promenade

Bispham, Blackpool

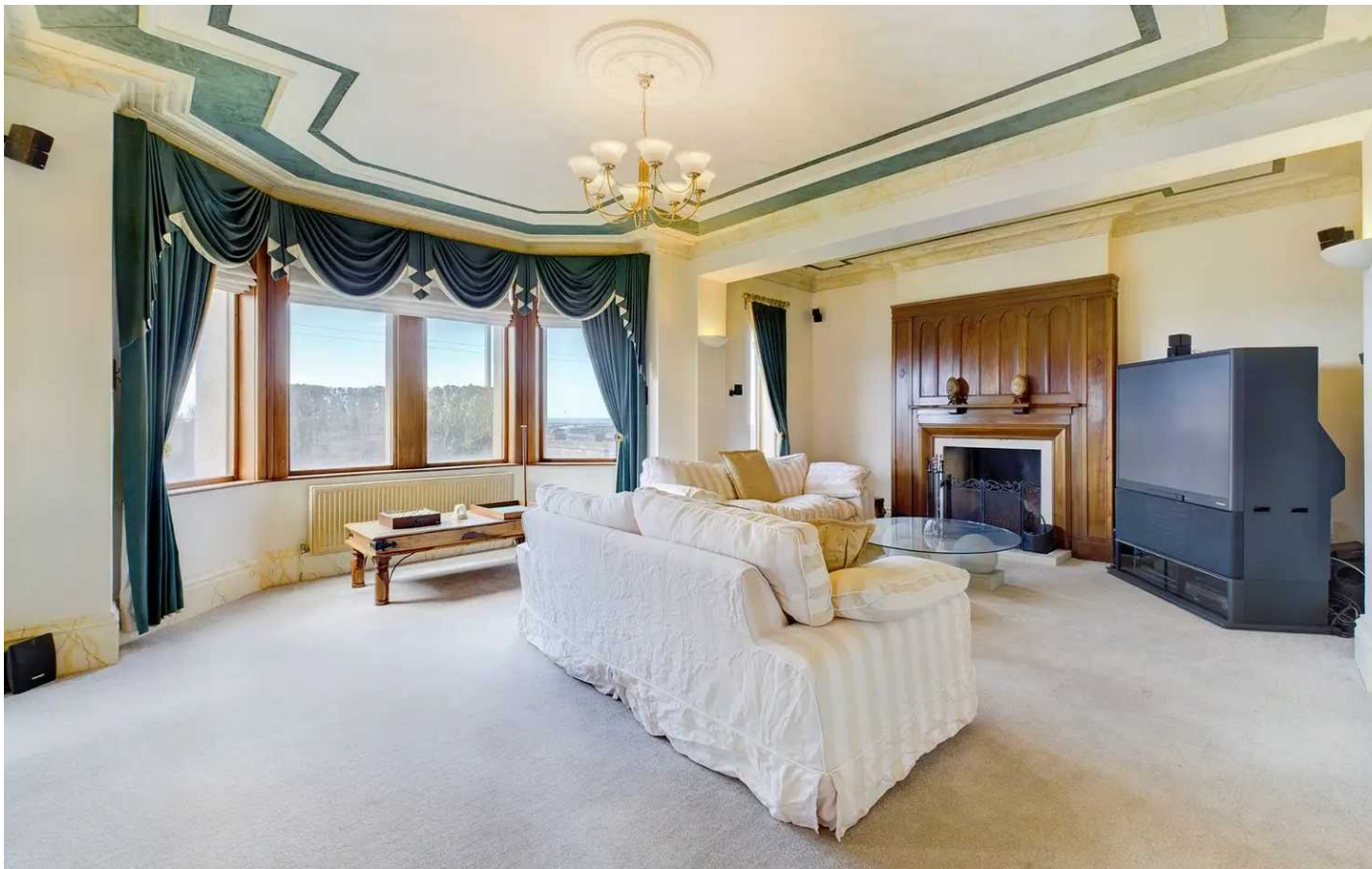
This imposing detached property which is situated on the corner of Queens prom and Leyburn Avenue, boasts much charm and character and we are informed it was built circa 1926. Further Plot of Land with Planning Permission is available to rear or if preferred this land could be incorporated into the property to provide extra garden space or extensive extensions to the property if required. The accommodation comprises, Side Entrance Vestibule, Reception Hallway, WC, Lounge with sea views, Living / Dining Room, Morning Room, Wine Cellar, Fitted Kitchen, Laundry Room, Pantry. The First Floor has a Gallery Landing, 4 Bedrooms, Master with Dressing Room / Sun Room with uninterrupted sea views, WC and impressive En-Bathroom. Further Family Bathroom off the Landing. The property has Gas Central Heating, Off Road Parking, Garage, Front and side mature garden with enclosed rear.

**Council Tax band: G**

**Tenure: Freehold**

- **Executive Family Home**
- **Situated on the promenade with direct sea views**
- **Built circa 1927**
- **2 Bathrooms, 4 WC**
- **Wine Cellar**
- **Off Road Parking, Garage**
- **Loft is part boarded with Ladder, power and light.**
- **Solid Fuel Fire in Lounge with External Cleaning Facility**
- **Land to Rear is available to purchase and has Planning Permission for a Detached Dwelling or could be used to extend Garden or Extend existing property**





### **Entrance Vestibule**

Tiled floor, original cornice style ceiling, radiator, door leading to;

### **Reception Hallway**

Reception hallway with wooden floor, original cornice style ceiling double radiator, feature staircase leading to the first floor landing. Double doors lead into lounge.

### **WC**

Fitted with a two piece suite comprising, Low flush WC and wall mounted wash basin, double glazed opaque window, radiator. Storage Room.

### **Lounge**

The principal reception room with a central walk-in sealed unit double glazed bay window to the front elevation with open sea views beyond, further double glazed windows to either side of the central bay and two overlooking the side elevation. The focal point of the room is a period style fireplace with open grate, original cornice style ceiling and matching deep skirting boards, radiators installed.

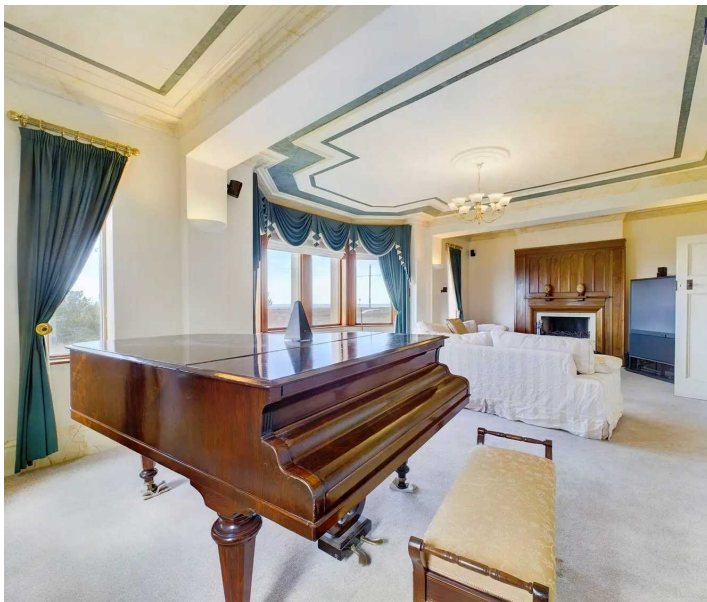
### **Living / Dining Room**

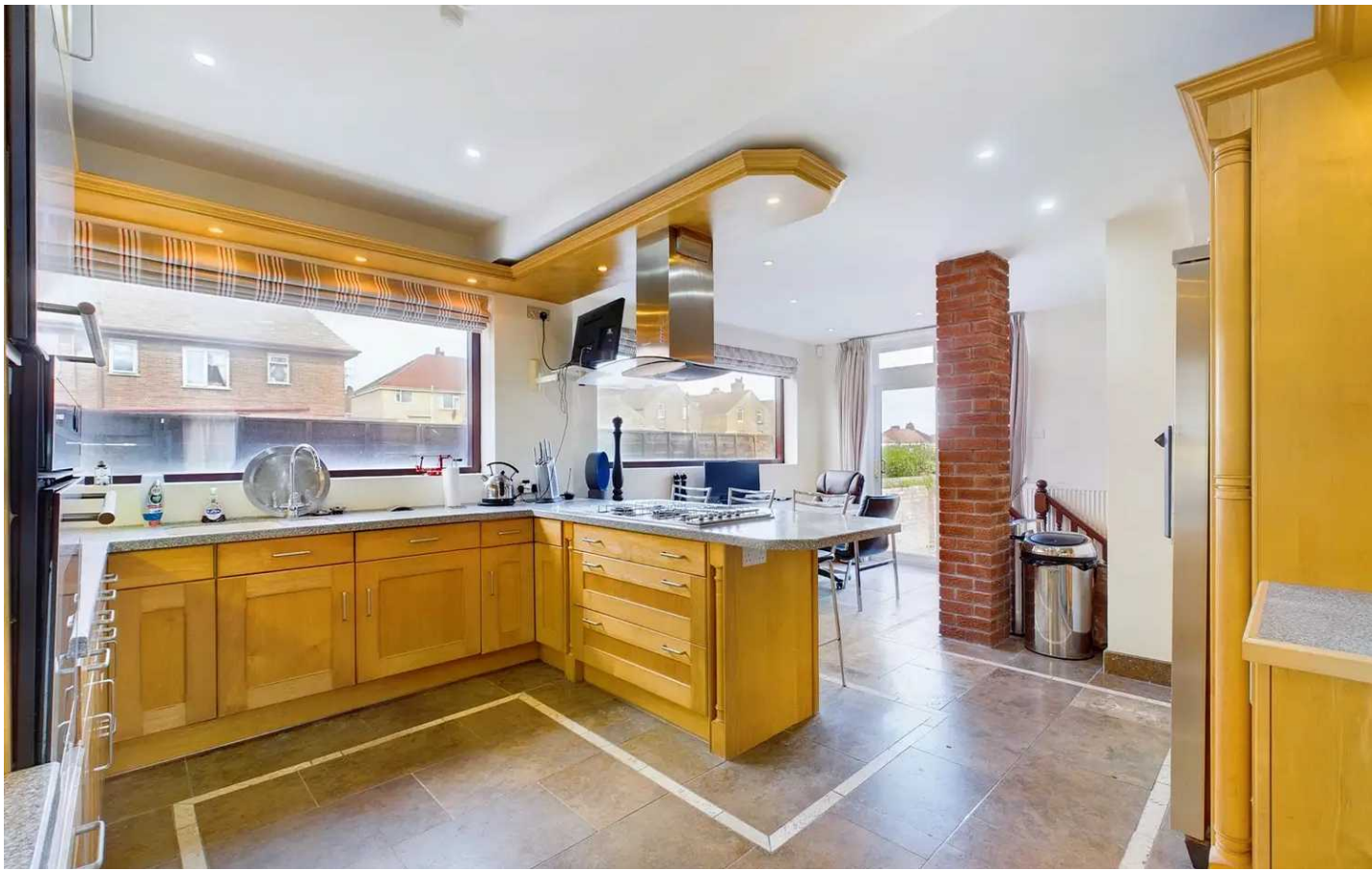
Second reception room with a walk-in sealed unit double glazed window to the side elevation, radiator, original, cornice style ceiling, wooden flooring. The focal point of the room is a period style fireplace.

### **Morning Room**

Third reception room with cornice style ceiling, radiator, double glazed window, door leading into wine cellar.

### **Wine Cellar**





### **Kitchen**

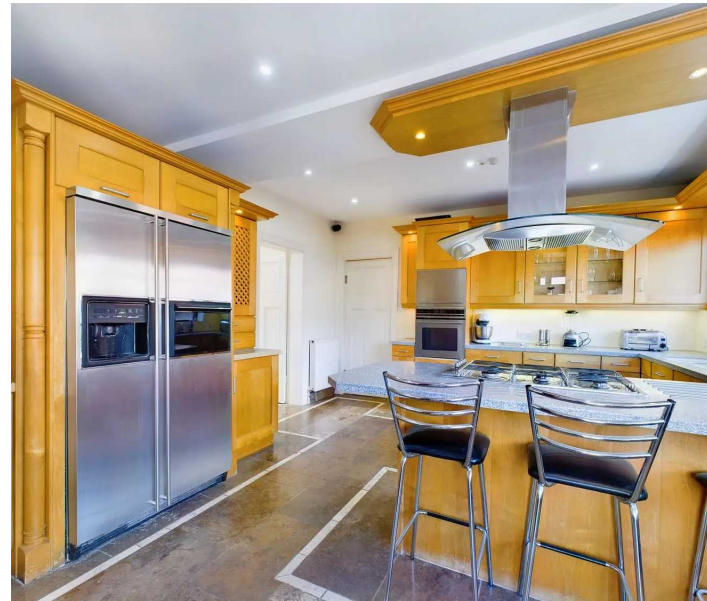
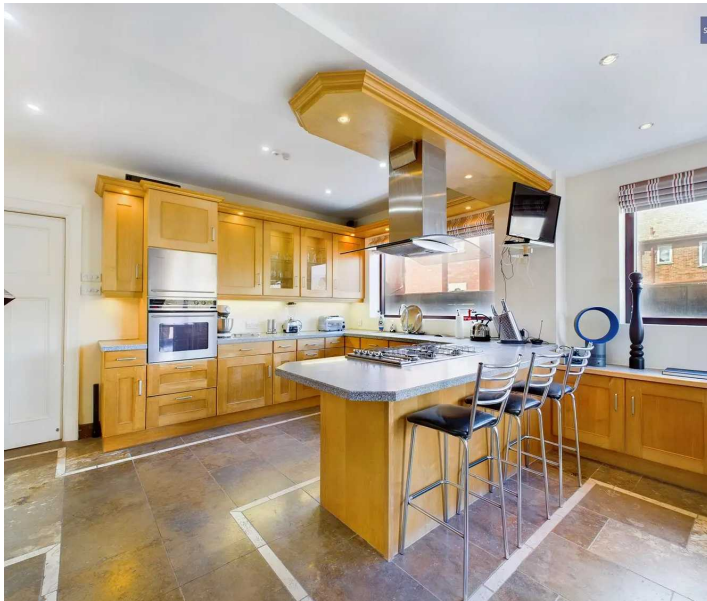
Fitted with a matching range of base and eye level units with worktop space, one and a half bowl single drainer sink with mixer tap, built-in electric oven, five ring gas hob set in breakfast bar with extractor hood over. Double glazed windows to the side elevation, double doors leading onto rear garden.

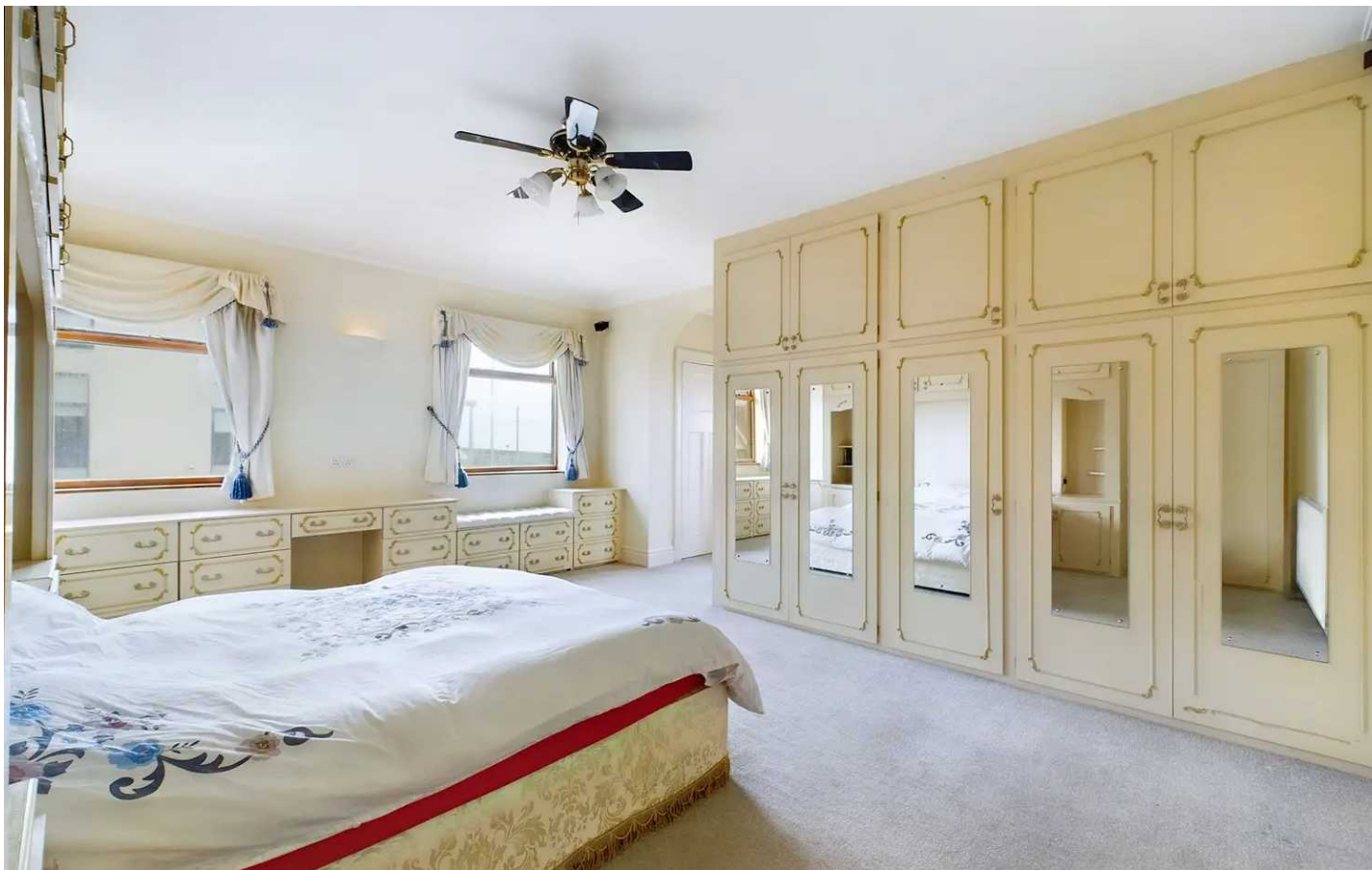
### **Inner Hallway**

Inner hallway providing access into Utility Room, pantry and garage. Side access to rear garden.

### **Laundry Room**

### **Pantry**





### Landing

Cornice style ceiling, storage cupboard. Large window allowing an influx of light.

### Master Suite

Master bedroom benefitting from a range of fitted wardrobes/storage, two double glazed windows to the side elevation, leading onto WC, dressing room / Sun Room and an executive five piece suite Jack & Jill style Bathroom.

### Dressing Room / Sun Room

Dressing room / Sun Room with double glazed bay window offering fabulous sea views, radiator. Leading into bathroom en-suite.

### En Suite

Executive en-suite bathroom consisting of, jacuzzi style bath, walk in steam shower, low level flush WC, b-day, pedestal hand wash basin, overhead spotlights, octagonal character windows to the front and side elevation.

### Bedroom 2

Bedroom to the rear.

### Bedroom 3

Double glazed window to the side elevation, pedestal hand wash basin, radiator.

### Bedroom 4

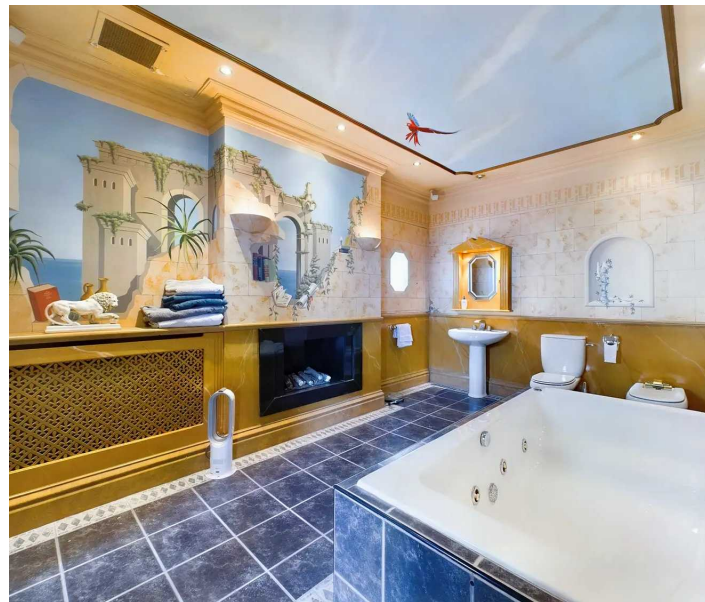
Bedroom 4 to the side elevation, double glazed window, radiator.

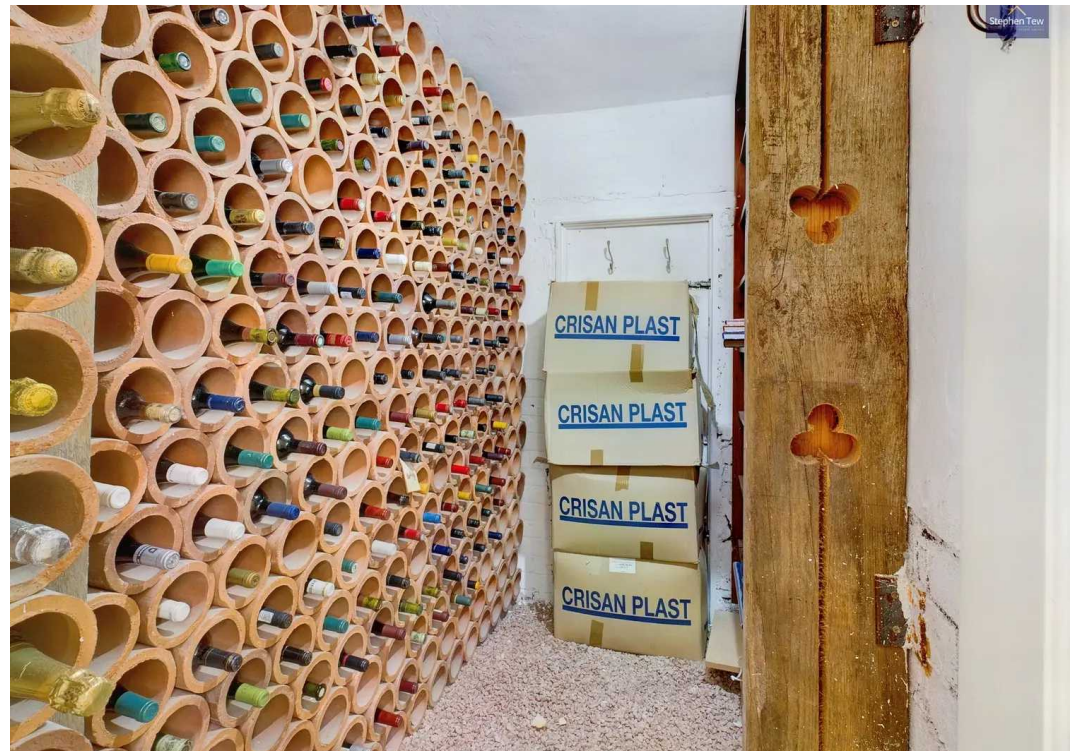
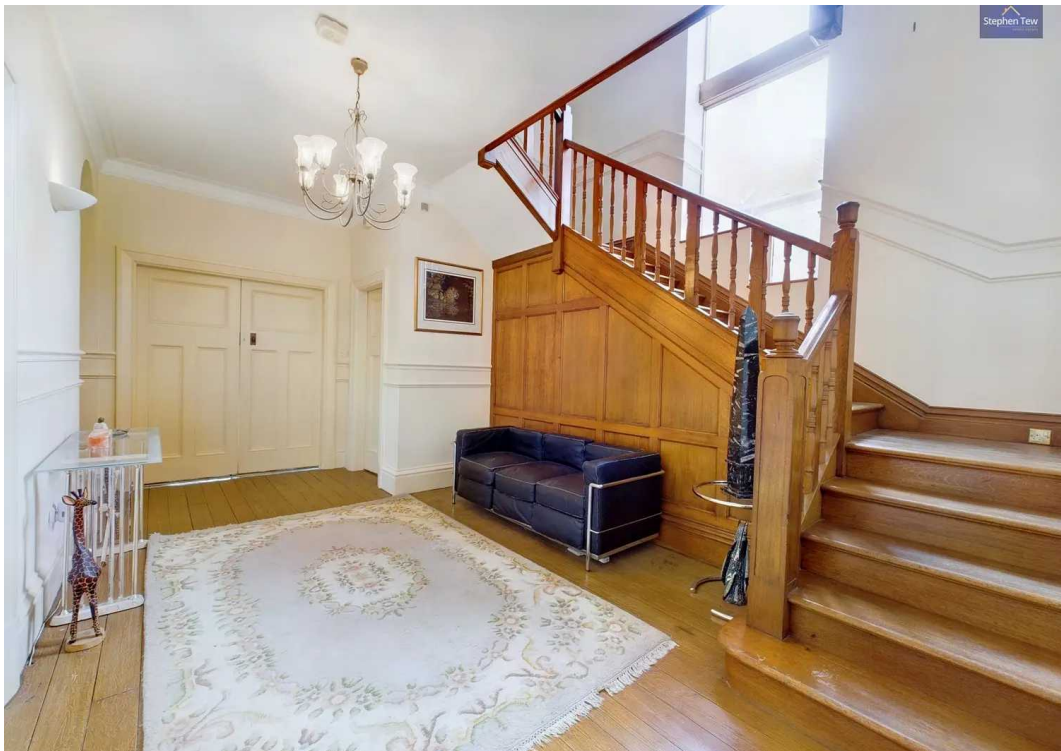
### Bathroom

Fitted with a three piece bathroom suite, jacuzzi style panel bath, shower cubicle, pedestal hand wash basin, opaque window, airing cupboard. Radiator.

### WC

Separate WC







#### **FRONT GARDEN**

Mature corner plot with lawned area, rockery and hedging with crazy paved pathway leading to the entrance door.

#### **REAR GARDEN**

Enclosed decked patio rear garden area.

#### **OFF ROAD**

1 Parking Space

#### **GARAGE**

Single Garage









## Stephen Tew Estate Agents

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