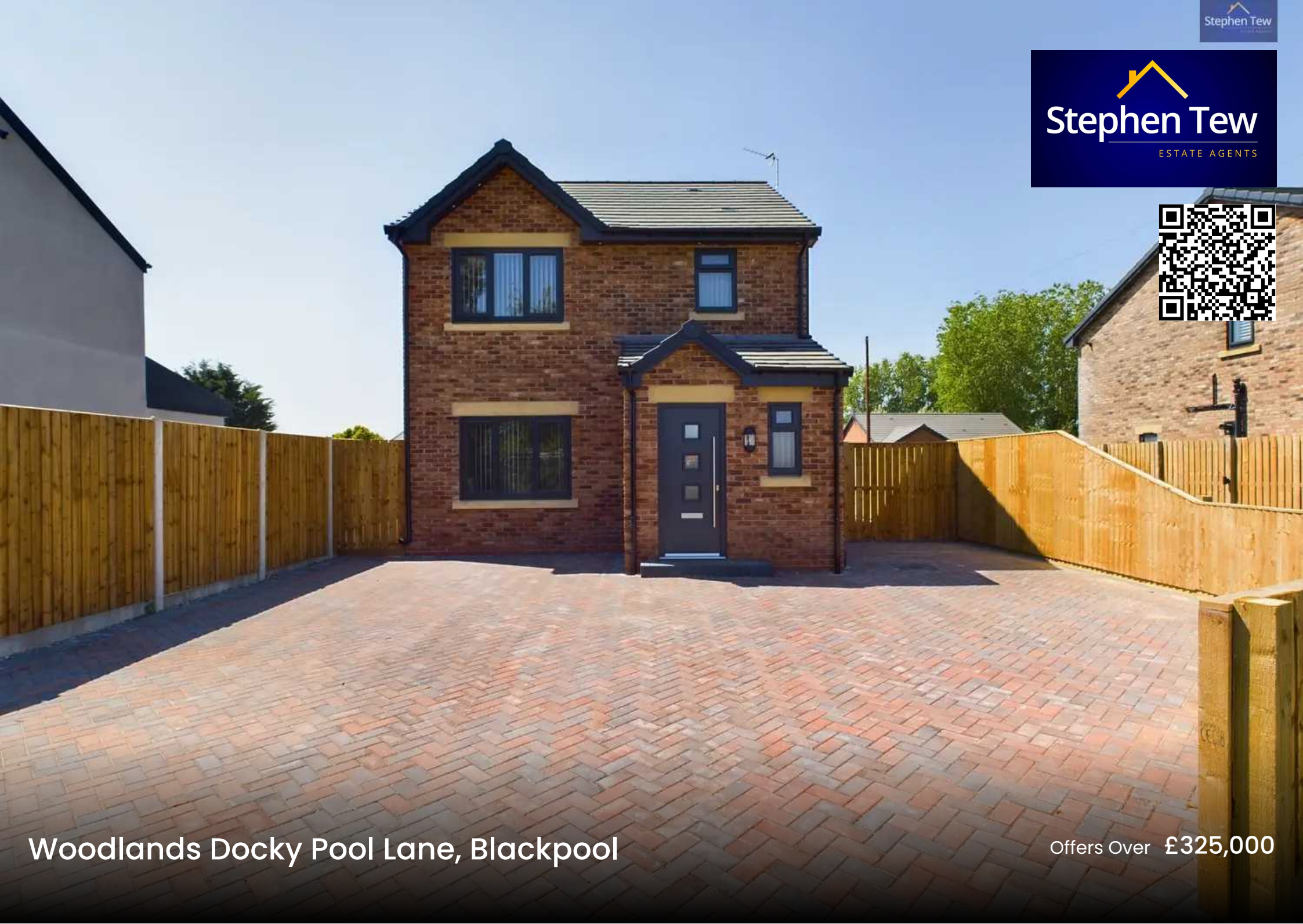




Stephen Tew
ESTATE AGENTS



Woodlands Docky Pool Lane, Blackpool

Offers Over £325,000

Woodlands Docky Pool Lane

Blackpool, Blackpool

Detached three bedroom new build property located in a quiet cul de sac in a sought after area, just off Moss House Road, conveniently located for local schools, shops and transport links. The property comprises of entrance hallway, GF WC, lounge and open plan kitchen/diner with brand new integrated cooker, hob and appliances. Bi-folding doors spanning the width of the room open up to access the garden. Upstairs there are three bedrooms, with en-suite to the master bedroom, and a three piece suite family bathroom. Externally there is off road parking for multiple cars to the front and an enclosed landscaped garden to the rear with a spacious outhouse building. Viewing is highly recommended to appreciate this well presented modern family home.

Tenure: Freehold

- New Build
- Quiet cul-de-sac
- Two Bathrooms
- Open Plan Kitchen/Diner
- Outhouse With Power and Light
- Off Road Parking for Multiple Cars
- Sought After Location





Hallway

6' 1" x 3' 9" (1.86m x 1.14m)

Hallway entrance with radiator, flush ceiling spotlights, uPVC double glazed window.

Wc

6' 0" x 3' 4" (1.83m x 1.01m)

GF WC with wash basin. UPVC double glazed opaque window and radiator.

Lounge

15' 6" x 19' 2" (4.73m x 5.85m)

UPVC double glazed windows to the front and side elevations, radiator, flush ceiling spotlights. Open plan staircase leading to the first floor. Access to the under stairs storage room.

Kitchen/Diner

15' 9" x 19' 1" (4.8m x 5.82m)

Open plan modern kitchen/diner with a matching range of base and eye level units and worktops. Brand new integrated oven and hob with extractor hood, drinks cooler, dishwasher, washing machine and tumble dryer, one and half bowl sink with drainer. UPVC double glazed windows and bi-folding doors opening up to the garden. Laminate flooring, flush ceiling spotlights and radiator.





Landing

4' 3" x 10' 1" (1.3m x 3.07m)

Access to the loft.

Bedroom 1

9' 7" x 12' 5" (2.93m x 3.78m)

UPVC double glazed window to the front elevation, radiator, flush ceiling spotlights and en-suite.

En Suite

6' 6" x 6' 2" (1.98m x 1.87m)

Three-piece suite comprising of low flush WC, wash basin with under storage cupboard and enclosed shower cubicle. Laminate flooring, UPVC double glazed opaque window, flush ceiling spotlights and heated towel rail.

Bedroom 2

10' 7" x 9' 5" (3.23m x 2.86m)

UPVC double glazed window to the rear elevation, radiator and flush ceiling spotlights.

Bedroom 3

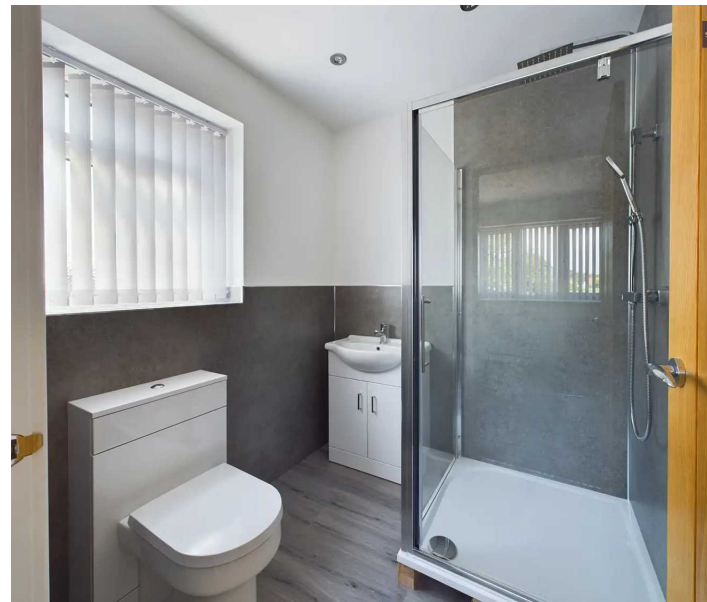
8' 5" x 9' 5" (2.57m x 2.87m)

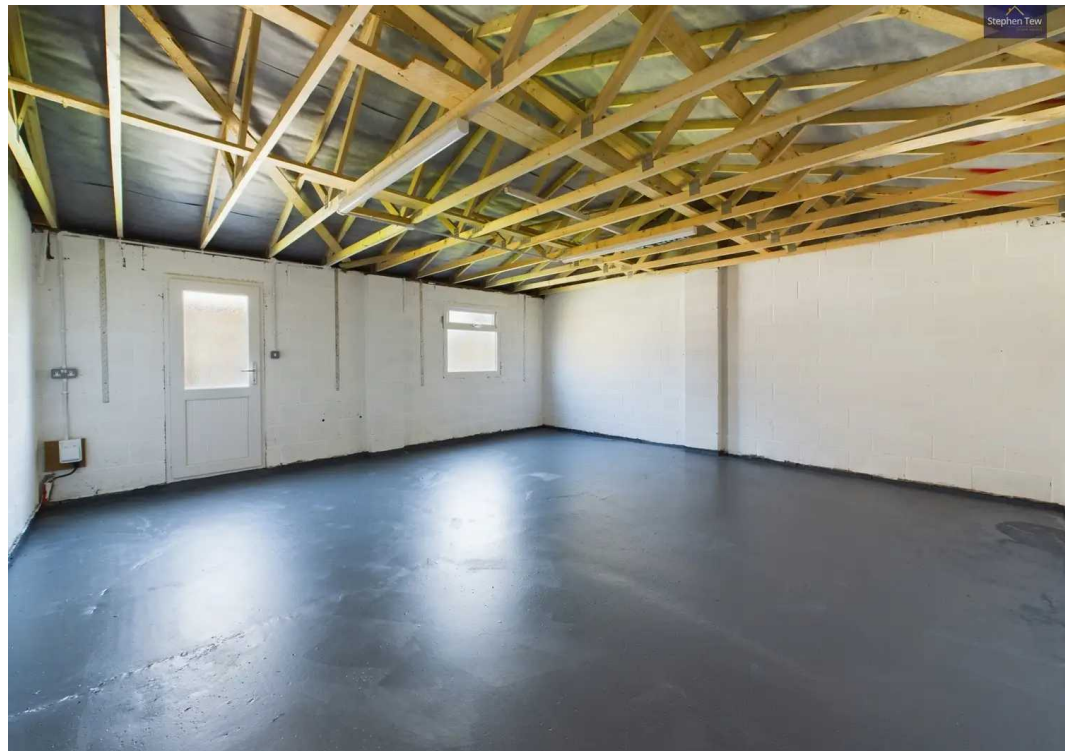
UPVC double glazed window to the rear elevation, radiator, and flush ceiling spotlights.

Bathroom

7' 7" x 6' 5" (2.3m x 1.95m)

Modern three piece suite, comprising of low flush WC, wash basin with under storage cupboard and panelled bath with overhead shower. UPVC double glazed opaque window to the front elevation, laminate flooring, flush ceiling spotlights and heated towel rail.







FRONT GARDEN

Paved front garden providing off road parking.

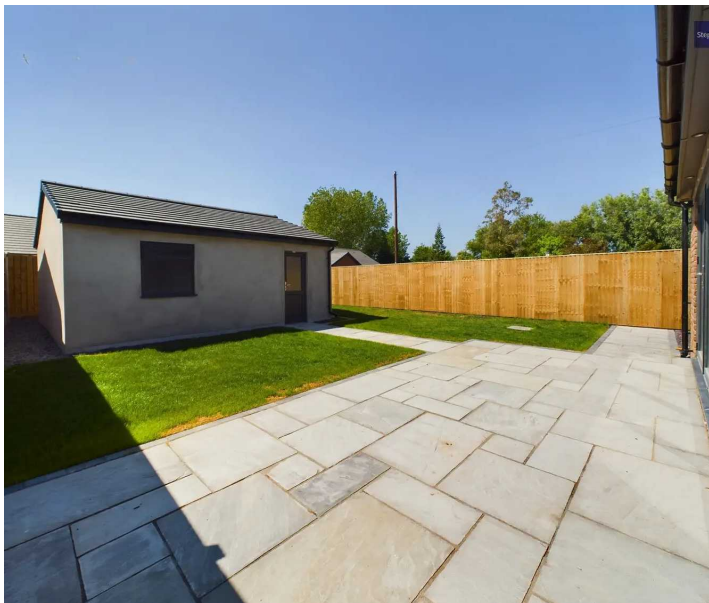
REAR GARDEN

West facing enclosed landscaped garden to the rear with spacious outbuilding featuring power and light fittings. Side access.

OFF ROAD

3 Parking Spaces

Off road parking for multiple cars.







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