



**1 Rosewood Avenue, Blackpool**

Blackpool

Offers Over **£500,000**



# 1 Rosewood Avenue

Redwood Point, Blackpool

Beautifully presented 4 Bedroom Detached Family Residence situated in a prime residential location on the popular "Redwood Point" Development built by Kensington. The accommodation comprises, Entrance Hall, WC, Office / Study, Lounge, Luxury Fitted Kitchen, Snug, Conservatory and Utility Room. The first floor has 4 Bedrooms, 1 En-Suite and Family Bathroom. The property has Gas Central Heating and uPVC Double Glazing. Front garden area with ample off road parking leading to Garage. Enclosed South West Facing Garden.

Council Tax band: F

Tenure: Freehold

- Executive Detached Family Residence
- Home Office / Study
- Luxury Open plan Kitchen
- Conservatory
- Utility Room
- 2 Bathrooms, Ground Floor WC
- 3 Reception Rooms
- Garage and Off Road Parking
- South West Garden



### **Entrance Hall**

Entrance hall leading to Lounge, Office and open plan Kitchen/Diner.

### **Office / Study**

UPVC double glazed windows, radiator

### **Lounge**

Spacious Lounge to the front. UPVC double glazed windows, radiators.

### **GF WC**

GF WC

### **Kitchen**

Luxury fitted Kitchen with Island and a range of fitted units and worktops, integrated double oven and hob leading to Utility room, Snug and Conservatory.

### **Snug**

Snug room with electric feature fire and double doors leading off from the Kitchen. UPVC double glazed window, radiator.

### **Conservatory**

Conservatory with uPVC double glazed patio doors leading to garden.

### **Utility Room**

Utility room leading off from the Kitchen. UPVC door leading to access to the driveway and Garden.





### **Landing**

Landing leading to bedrooms and bathroom

### **Bedroom 1**

Bedroom 1 to the front with 4 piece en suite. UPVC double glazed windows, radiator.

### **En-suite**

4 piece en suite leading off from the Master Bedroom. UPVC double glazed window, towel radiator

### **Bedroom 2**

Bedroom 2 to the front. UPVC double glazed windows, radiator.

### **Bedroom 3**

Bedroom 3 to the rear. UPVC double glazed window, radiator.

### **Bedroom 4**

Bedroom 4 to the rear. UPVC double glazed window, radiator

### **Bathroom**

4 piece suite family Bathroom. UPVC double glazed window, towel radiator.





#### **REAR GARDEN**

Enclosed garden to the rear with access to the Garage and driveway.

#### **FRONT GARDEN**

Open plan front garden with laid to lawn area and feature central pathway leading to Entrance Door.

#### **OFF ROAD**

4 Parking Spaces

#### **GARAGE**

Double Garage





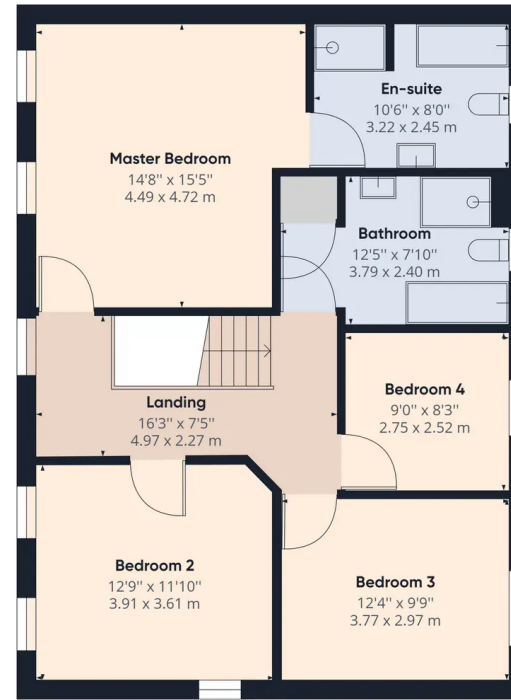
Approximate total area<sup>(1)</sup>  
994.65 ft<sup>2</sup>  
92.41 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Floor 1



Approximate total area<sup>(1)</sup>  
847.14 ft<sup>2</sup>  
78.70 m<sup>2</sup>

(1) Excluding balconies and terraces

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GIRAFFE 360

Floor 2





## Stephen Tew Estate Agents

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