



**Stephen Tew**  
ESTATE AGENTS



**Yew Gardens, Blackpool**

Blackpool

Offers in Region of **£350,000**



# Yew Gardens

## Blackpool

Modern detached house built by Redrow Builders in 2013, situated in a popular modern family development, complete with communal children's parks and occupying a convenient location with access to the motorway. The accommodation comprises entrance hall, separate WC, lounge, fitted dining kitchen. The first floor has four bedrooms, one en-suite and a family bathroom. The property has a gas central heating system installed on the windows are UPVC double glazed. Attractive Open Plan Front garden with driveway providing off-road parking and access to garage. Enclosed landscaped rear garden. To fully appreciate the accommodation offer, total inspection by appointment is strongly advised.

**Council Tax band: D**

**Tenure: Freehold**

- **Modern Family Estate Built by Redrow Homes in 2013**
- **Off Road Parking**
- **Garage**
- **Landscaped Garden**
- **Open plan Dining Kitchen**
- **GF WC**
- **2 Bathrooms (1 En-Suite)**







### Hallway

13' 10" x 3' 9" (4.21m x 1.15m)

Tiled flooring, radiator, return staircase to first floor landing with under stairs storage cupboard.

### WC

6' 10" x 3' 6" (2.08m x 1.06m)

Fitted with a two piece suite, comprising corner wash hand basin with tiled splashback and mixer tap and low flush WC, tiled floor, radiator and UPVC double opaque glazed window to the front elevation. Wall mounted consumer unit.

### Lounge

17' 3" x 11' 4" (5.25m x 3.45m)

UPVC double glazed Georgian style windows to the front elevation, double radiator, the focal point of the room is a feature living flame affect electric fire set in marble hearth and surround.

### Dining Kitchen

11' 7" x 19' 3" (3.54m x 5.86m)

Open plan dining kitchen with UPVC double glazed sliding patio door opening onto the landscaped rear garden, fitted with a matching range of modern base and eye level units with worktop space, single drainer stainless steel sink with mixer tap, built-in double electric oven with four ring gas hob and extractor hood over Integrated fridge freezer and dishwasher, tiled floor, double radiator and UPVC double glazed window to the rear elevation. Built in utility cupboard with plumbing for automatic washing machine.







### Landing

11' 7" x 3' 3" (3.53m x 0.99m)

UPVC double glazed window to the side elevation, radiator, access to the loft. Built-in airing cupboard housing, the hot water cylinder, linen shelving and the wall mounted glow worm combination boiler.

### Bedroom 1

12' 9" x 10' 3" (3.89m x 3.13m)

UPVC double glazed Georgian style windows to the front elevation, fitted with a range of wardrobes with sliding doors, radiator, and door leading into en-suite.

### En Suite

4' 10" x 7' 2" (1.47m x 2.18m)

Fitted with a three piece suite comprising walk-in shower enclosure with glass screen, wash hand basin with storage under and low flush WC.

### Bedroom 2

10' 12" x 9' 4" (3.35m x 2.85m)

UPVC double glazed window to the rear elevation, built-in wardrobes with sliding doors and matching drawers. Radiator.

### Bedroom 3

8' 6" x 9' 7" (2.59m x 2.92m)

UPVC double glazed window to the rear elevation, radiator.

### Bedroom 4

6' 10" x 8' 8" (2.08m x 2.65m)

UPVC double glazed Georgian style window to the front elevation, radiator.

### Bathroom

6' 4" x 5' 7" (1.92m x 1.7m)

Fitted with a three-piece suite comprising walk-in shower enclosure with glass screen, pedestal wash hand basin and low flush WC, full height tiling to all walls, heated towel rail, tiled floor and UPVC double opaque glazed window to the side elevation.







### **FRONT GARDEN**

Landscaped Open Plan front garden area with driveway to the side, providing off-road parking and access to the garage.

### **REAR GARDEN**

Enclosed landscaped rear garden with paved patio area outside lighting and water tap.

### **GARAGE**

Single Garage

Brick built detached garage with up and over door, power and light connected.

### **OFF ROAD**

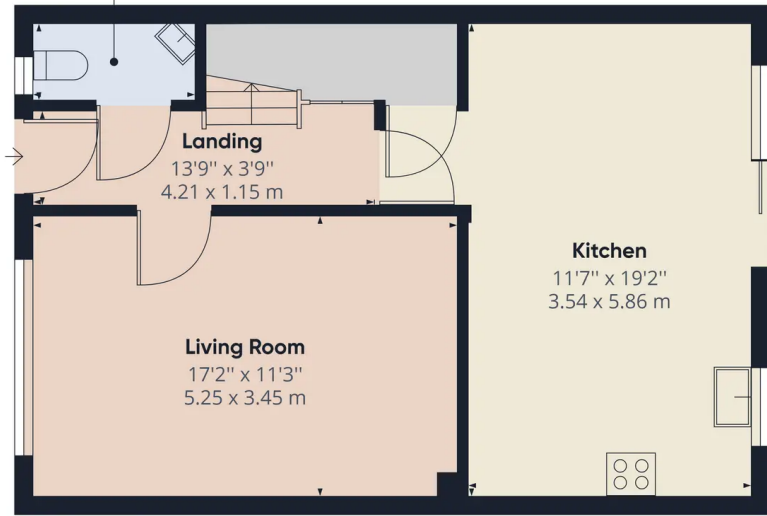
2 Parking Spaces

Off-road parking on the driveway at the side of the property leading to the garage.





**WC**  
6'9" x 3'5"  
2.08 x 1.06 m



Floor 1



Approximate total area<sup>(1)</sup>  
558.36 ft<sup>2</sup>  
51.87 m<sup>2</sup>

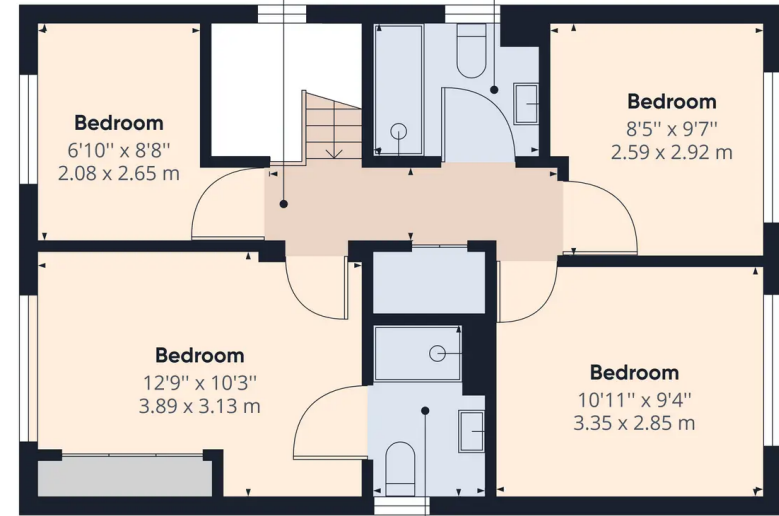
(1) Excluding balconies and terraces

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

GIRAFFE360

**Landing**  
11'7" x 3'2"  
3.53 x 0.99 m

**Bathroom**  
6'3" x 5'6"  
1.92 x 1.70 m



Floor 2



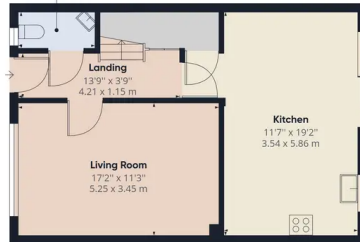
Approximate total area<sup>(1)</sup>  
501.86 ft<sup>2</sup>  
46.62 m<sup>2</sup>

(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.

GIRAFFE360

**WC**  
6'9" x 3'5"  
2.08 x 1.06 m



Floor 1



Approximate total area<sup>(1)</sup>  
1060.23 ft<sup>2</sup>  
98.50 m<sup>2</sup>

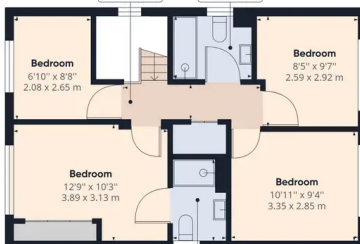
(1) Excluding balconies and terraces

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

GIRAFFE360

**Landing**  
11'7" x 3'2"  
3.53 x 0.99 m

**Bathroom**  
6'3" x 5'6"  
1.92 x 1.70 m



Floor 2







## Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road - FY4 2HH

01253 401111

[info@stephentew.co.uk](mailto:info@stephentew.co.uk)

[www.stephentew.co.uk](http://www.stephentew.co.uk)

