



Roxburgh Road

Blackpool

Offers Over **£375,000**

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This stunning 4 bedroom detached house presents a fantastic opportunity for a growing family seeking a spacious and modern home. The property boasts a double garage, providing ample space for parking and storage. With 4 double bedrooms and 2 bathrooms, there is plenty of room for everyone to enjoy their own space. With 2 reception rooms, there is versatility in how the space can be utilised.

The outside space of this property is equally impressive. The front of the property features a well-maintained laid to lawn grass area, along with a driveway that offers off-road parking. The back garden is a true oasis, featuring a spacious laid to lawn grass area, complemented by a decking area perfect for outdoor dining and entertaining. The addition of a hot tub and wooden treehouse complete with a slide adds an element of fun and enjoyment. The bar/summer house, equipped with electricity, is a fantastic addition to the outdoor space and offers a great spot for social gatherings. A side gate provides convenient access to the driveway, while the double garage at the rear of the property ensures ample parking space for multiple cars.

Council Tax band: E

Tenure: Leasehold

- 2 Reception Rooms
- 2 Bathrooms
- 4 Double Bedrooms
- Bar/Summer House
- Double Garage
- Hot Tub
- Wooden Treehouse





Hallway

18' 7" x 6' 3" (5.67m x 1.91m)

Laminate flooring, radiator, access to GF WC and under stairs storage cupboard.

GF WC

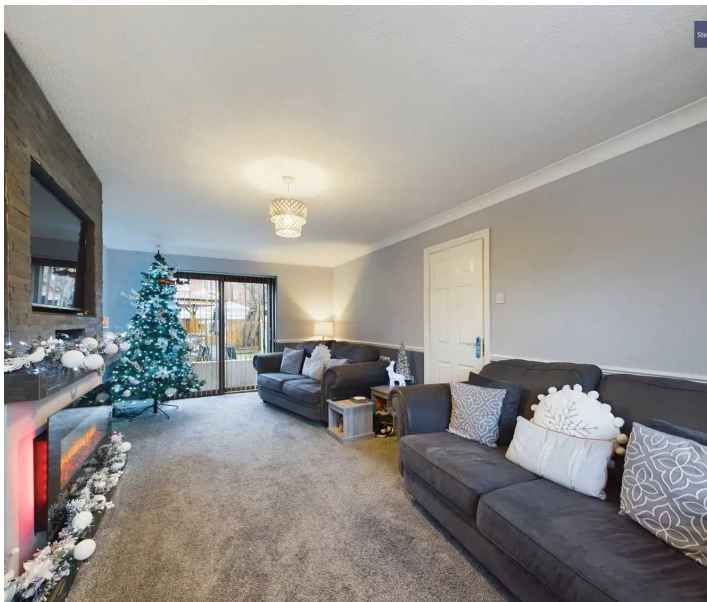
5' 7" x 3' 2" (1.70m x 0.97m)

Low flush WC, wash basin, heated towel rail and UPVC double glazed opaque window to the front elevation.

Lounge

19' 0" x 11' 3" (5.80m x 3.44m)

Spacious lounge with UPVC double glazed box window to the front elevation, uPVC double glazed sliding patio doors to the rear elevation opening up to the garden, electric feature fire with tiled chimney breast, radiators.





Dining Room

12' 6" x 10' 7" (3.82m x 3.23m)

UPVC double glazed box window to the front elevation, radiator, laminate flooring.

Kitchen

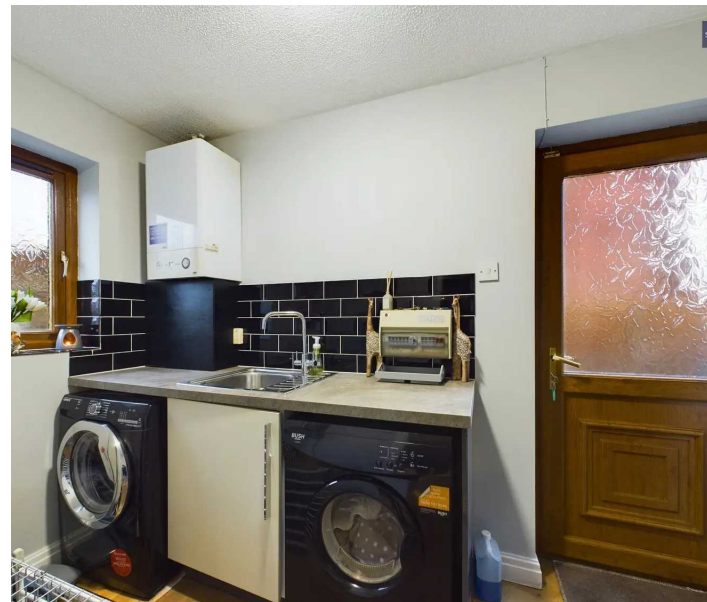
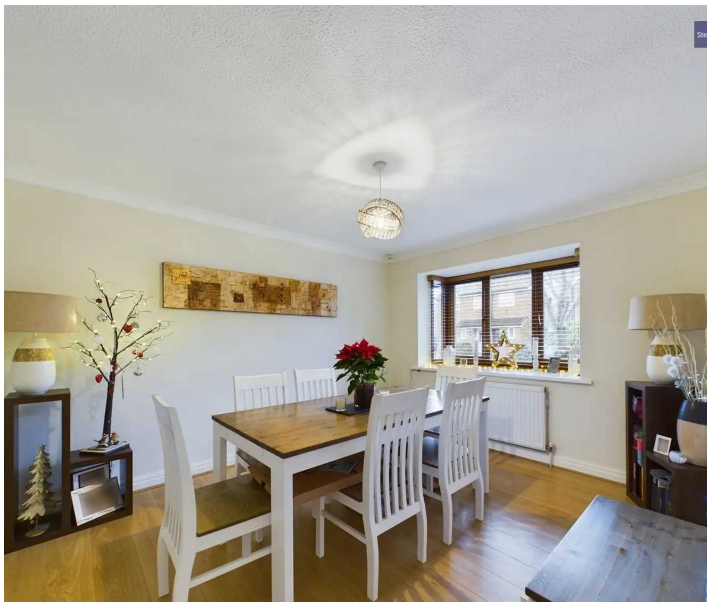
10' 4" x 11' 8" (3.14m x 3.56m)

Matching range of base and wall units with fitted worktops, integrated dishwasher, stainless steel one and half bowl sink with draining board and mixer tap, extractor hood. Includes range double oven with five ring gas hob. UPVC double glazed window to the rear elevation, laminate flooring. Door leading to access the utility room.

Utility Room

10' 1" x 5' 5" (3.08m x 1.66m)

Leading off from the kitchen. Base and wall units with fitted worktop, plumbing/electric points for washing machine and tumble dryer, stainless steel sink with mixer tap, uPVC double glazed opaque window to the rear elevation and uPVC double glazed door leading to side access and the garden.





Landing

2' 11" x 10' 10" (0.88m x 3.29m)

Bedroom 1

10' 8" x 14' 5" (3.26m x 4.40m)

Master bedroom with en-suite. UPVC double glazed window to the front elevation, radiator, fitted wardrobes with mirrored sliding doors.

En-suite

6' 0" x 6' 8" (1.82m x 2.04m)

En-suite comprising of low flush WC, wash basin with fitted storage units and enclosed shower cubicle. UPVC double glazed opaque window to the front elevation and heated towel rail.

Bedroom 2

10' 8" x 11' 1" (3.24m x 3.38m)

UPVC double glazed window to the front elevation, radiator, storage cupboard and loft access.

Bedroom 3

8' 4" x 11' 7" (2.55m x 3.53m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom 4

9' 0" x 9' 6" (2.74m x 2.89m)

UPVC double glazed window to the rear elevation, radiator.

Office

4' 5" x 11' 1" (1.35m x 3.38m)

Office/study room leading off from the landing.

Bathroom

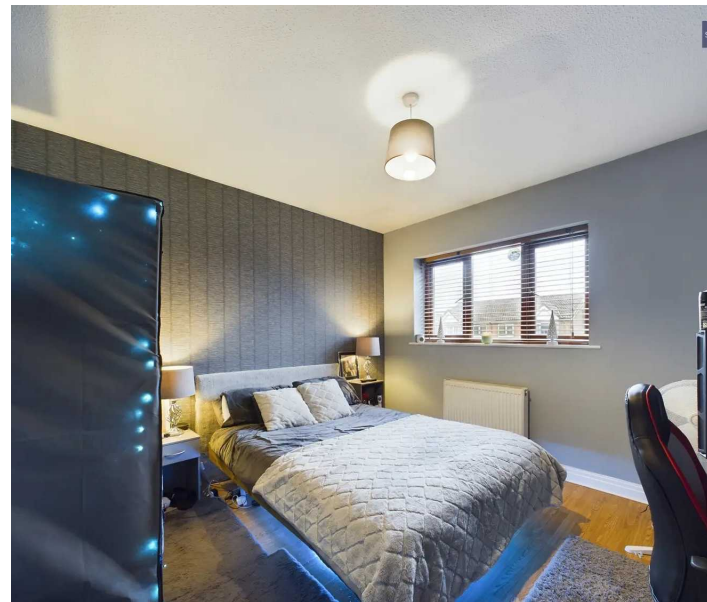
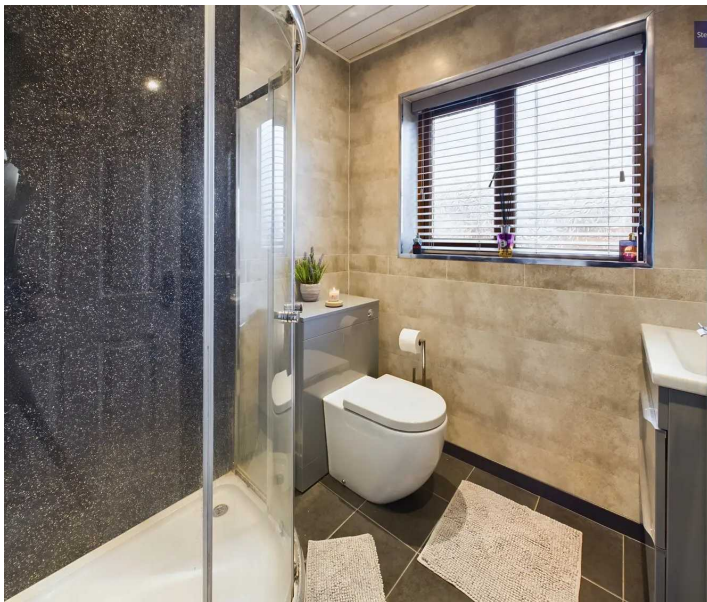
8' 11" x 7' 8" (2.73m x 2.34m)

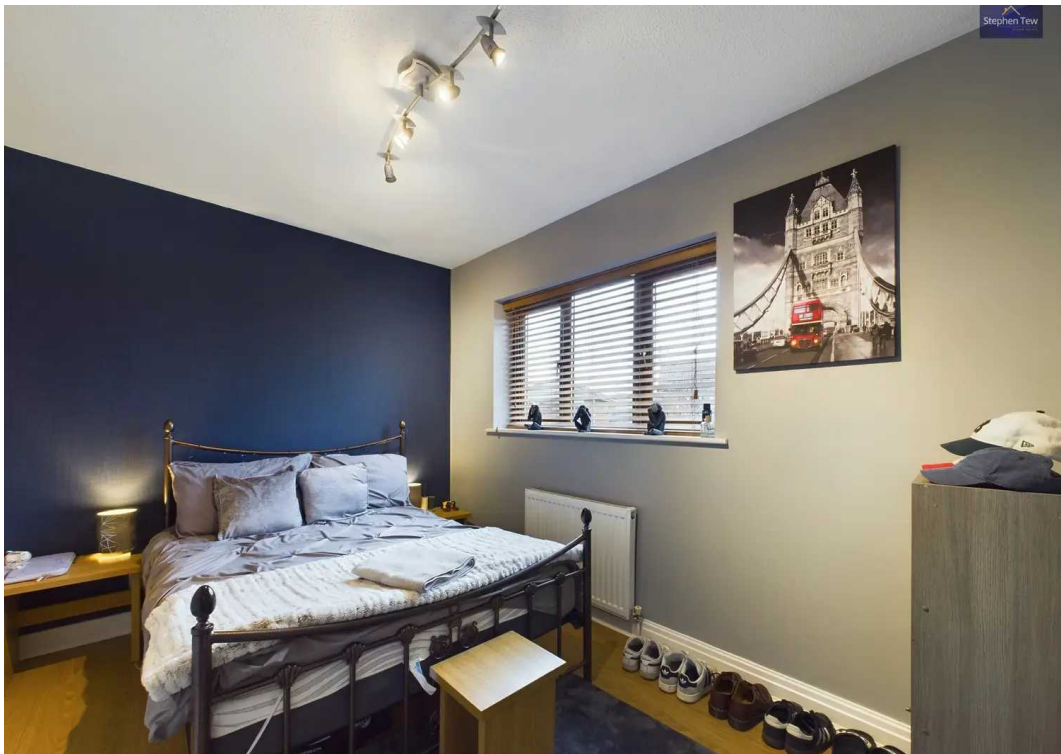
Four piece suite comprising of low flush WC, wash basin, corner bath with jacuzzi and enclosed shower cubicle. Floor to ceiling tiles, flushed ceiling spotlights, heated towel rail and uPVC double glazed opaque window to the rear elevation.

Summer House

12' 3" x 12' 0" (3.73m x 3.65m)

Summer house/bar located at the rear of the double garage.







FRONT GARDEN

Laid to lawn grass to the front and driveway providing off road parking.

REAR GARDEN

Laid to lawn grass with decking area. Includes hot tub and wooden tree house with slide. Bar/summer house with electric. Side gate to access the driveway.

GARAGE

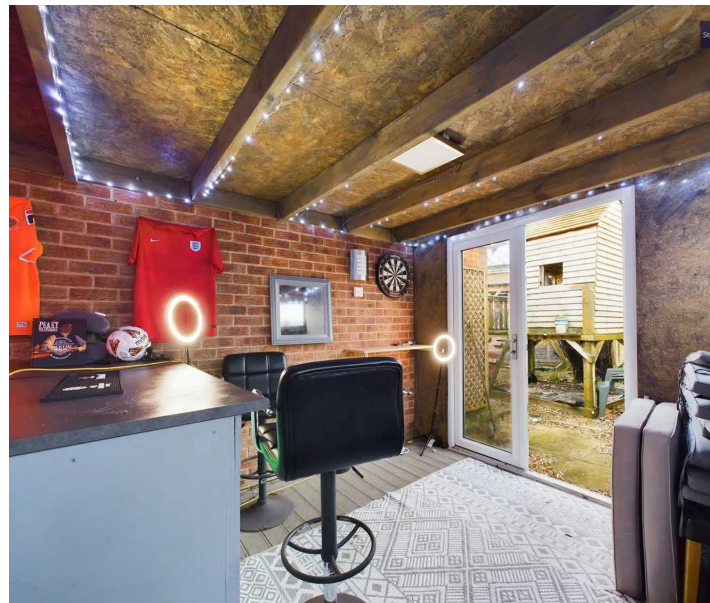
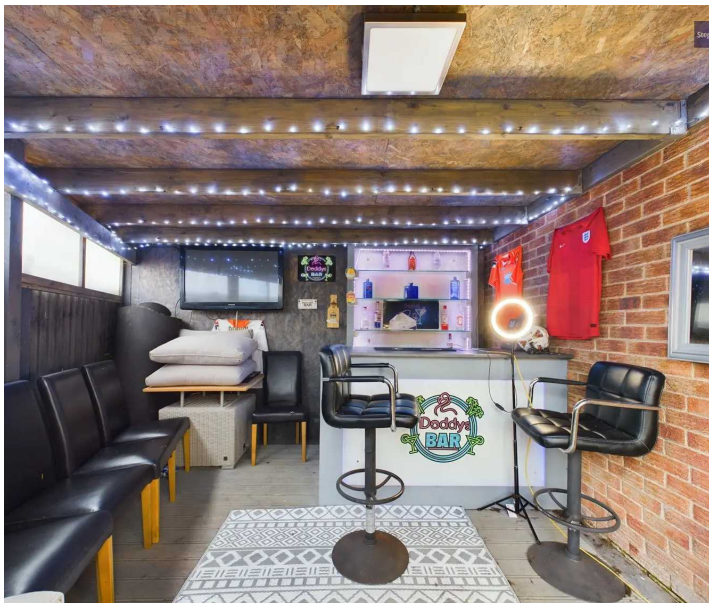
Double Garage

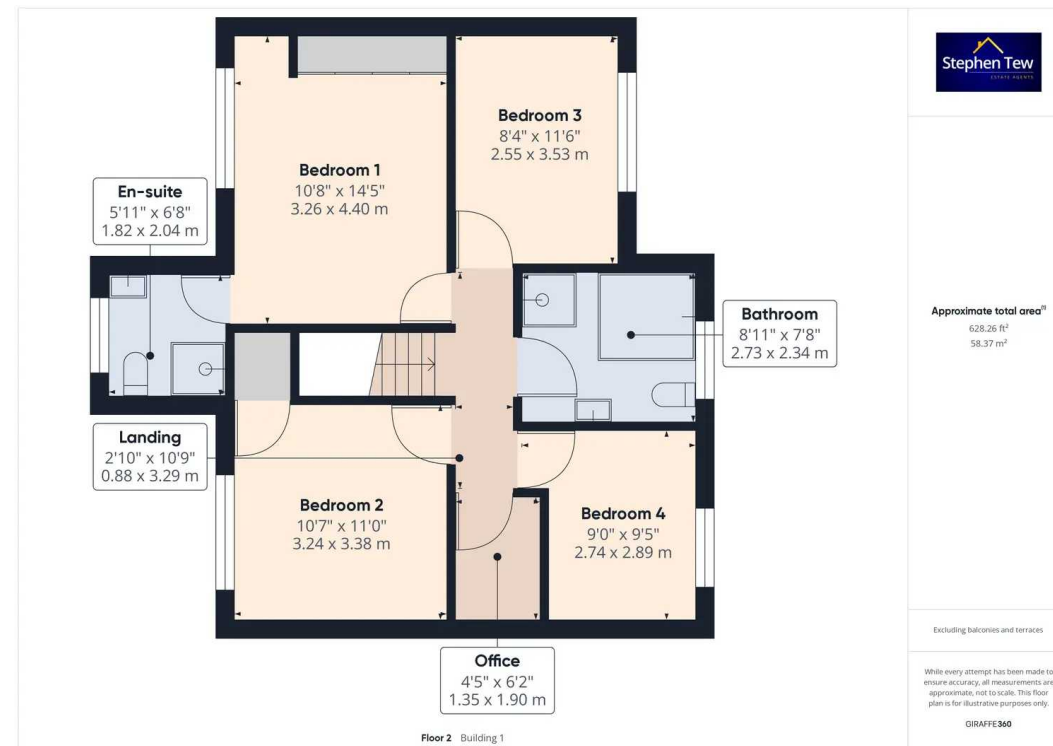
Double garage to the rear.

OFF ROAD

3 Parking Spaces

Off road parking for multiple cars on the driveway.







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