



Holgate, Blackpool

Offers Over £190,000

Holgate

Blackpool

Nestled in a quiet cul-de-sac, this delightful 2-bedroom bungalow offers comfortable true bungalow living. With a charming conservatory, this residence captures ample natural light, creating a warm and welcoming ambience throughout. The well-proportioned lounge and bedrooms rooms offer versatile living spaces, whilst the modern, well-equipped kitchen meets all your culinary needs.

The outdoor space provides a serene retreat, featuring an enclosed rear garden with laid-to-lawn and a lovely patio area for alfresco dining. The rear garden offers privacy and tranquillity, perfect for relaxation or entertaining. Access to the garage from the garden, as well as a side gate leading to the driveway, enhances the property's functionality. The driveway adds further convenience, ensuring ample space for parking. This well-maintained property offers a harmonious blend of indoor comfort and outdoor relaxation, presenting a wonderful opportunity for those seeking a peaceful yet convenient lifestyle.

Council Tax band: C

Tenure: Leasehold

- True Bungalow
- Garage
- Off Road Parking
- Conservatory
- Cul-de-sac



**Entrance vestibule**

2' 3" x 2' 11" (0.69m x 0.89m)

Hallway

16' 9" x 2' 11" (5.11m x 0.90m)

Lounge

15' 6" x 11' 8" (4.73m x 3.56m)

UPVC double glazed window to the front elevation, radiator, gas fire with surround.

Kitchen/diner

12' 4" x 14' 11" (3.75m x 4.54m)

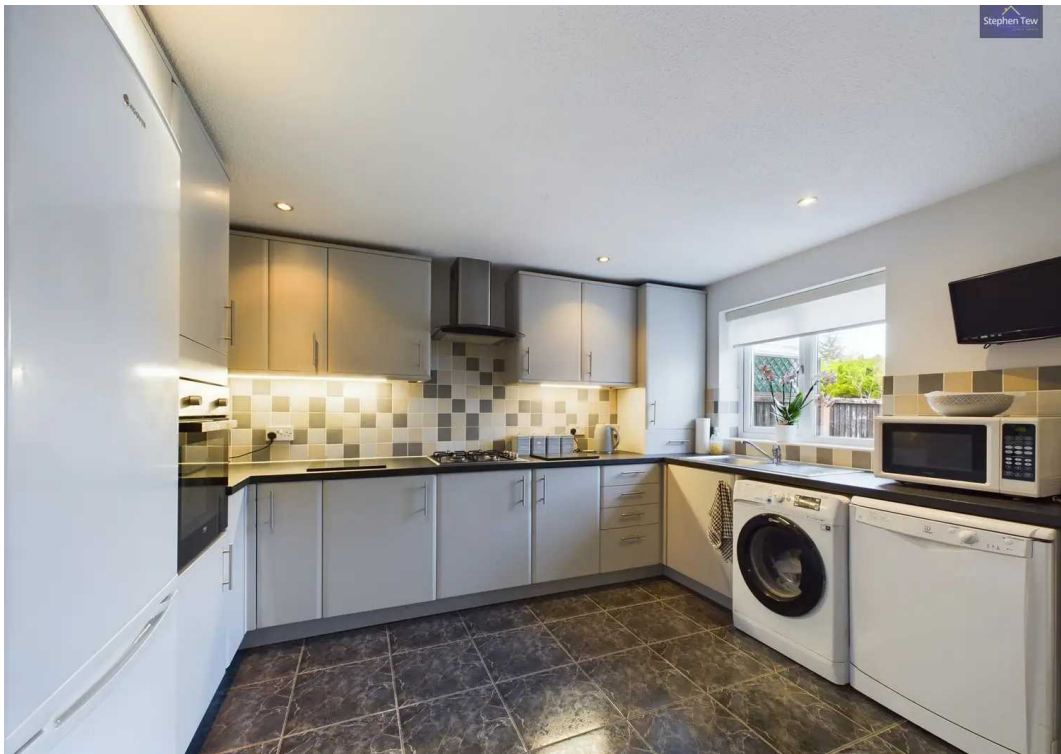
Matching range of base and wall units with fitted worktops, integrated oven and four ring gas hob with extractor hood, stainless steel sink with draining board and mixer tap. Storage cupboard, UPVC double glazed window to the rear elevation, radiator and patio doors leading onto the conservatory.

Conservatory

9' 6" x 10' 4" (2.89m x 3.14m)

Leading off from the kitchen/diner. UPVC double glazed windows and patio doors leading onto the garden, radiator.





**Bedroom 1**

12' 0" x 9' 8" (3.65m x 2.95m)

UPVC double glazed wind to the rear elevation, radiator.

Bedroom 2

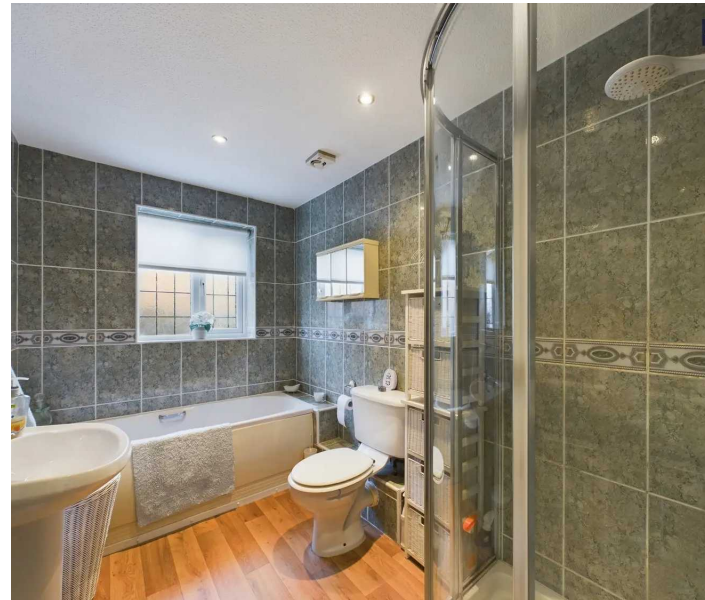
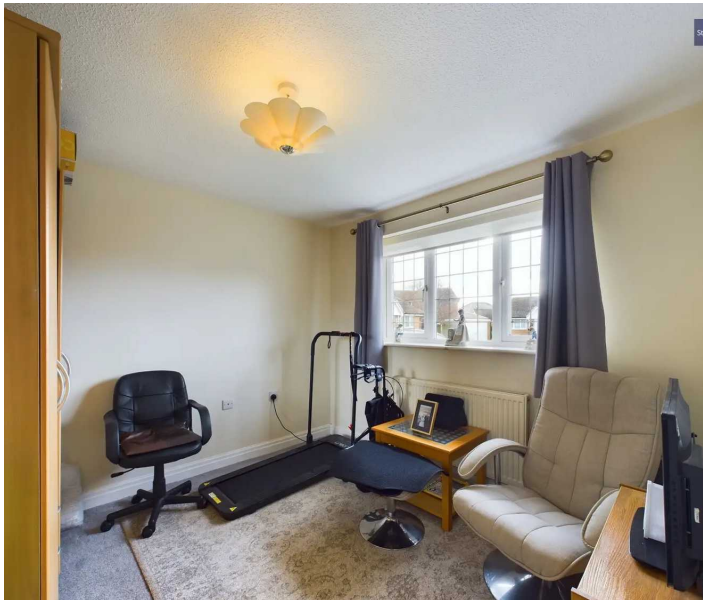
9' 5" x 9' 7" (2.88m x 2.93m)

UPVC double glazed window to the front elevation, radiator.

Bathroom

6' 0" x 9' 8" (1.82m x 2.94m)

Four piece suite comprising of low flush WC, wash basin, panelled bath and enclosed shower cubicle. UPVC double glazed opaque window to the side elevation, heated towel rail.





FRONT GARDEN

Laid to lawn and driveway to the front.

REAR GARDEN

Enclosed garden to the rear with laid to lawn and fogged patio area. Access to the garage and side gate leading onto the driveway.

GARAGE

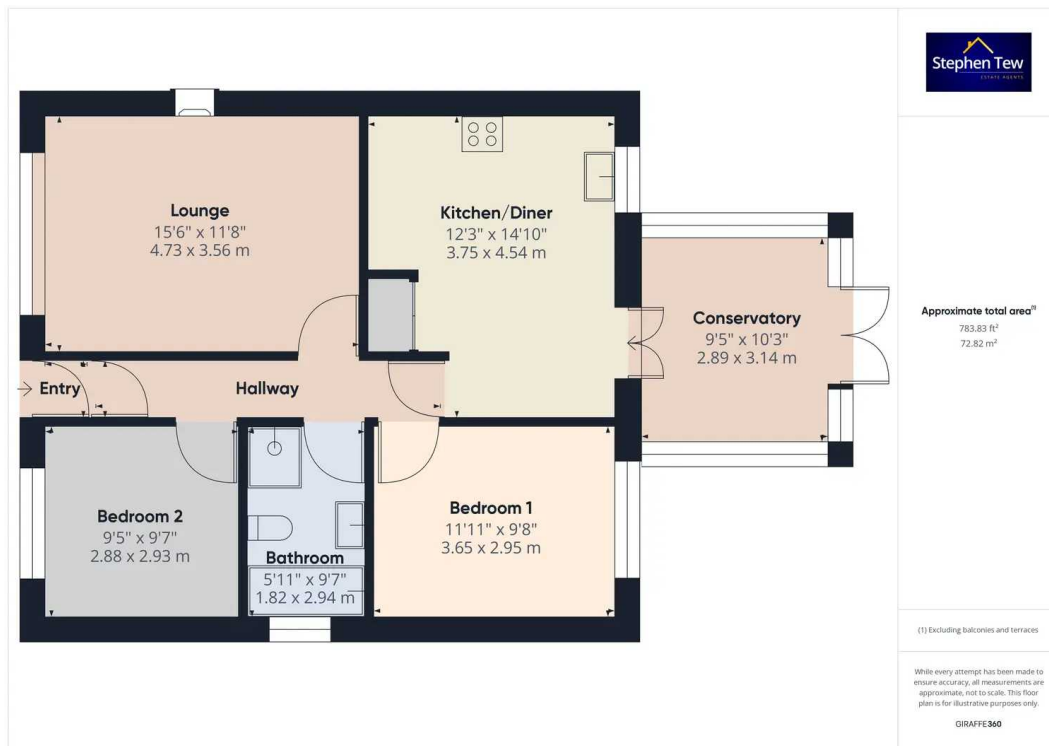
Single Garage

OFF STREET

1 Parking Space

Driveway







Stephen Tew Estate Agents

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

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

