



2a Roseway, Blackpool

£220,000

## 2a Roseway

Blackpool, Blackpool

This stunning semi-detached house offers a modern living environment for families seeking comfort and convenience. Featuring 3 bedrooms and two bathrooms, this meticulously designed property includes an open plan kitchen/diner that is perfect for entertaining.

Outside, the property boasts a paved front garden, ensuring convenient off-road parking and easy access to the garage. The secluded South facing garden at the rear is thoughtfully landscaped with a combination of paving and artificial grass, creating a low-maintenance outdoor oasis. Access to the garage from both the front and rear enhances the property's functionality.

Embrace modern living in this well-appointed home, where style, comfort, and practicality converge seamlessly.

Council Tax band: B

Tenure: Freehold

- Open plan Kitchen/Diner
- Two Bathrooms
- South facing garden
- Off road parking and garage





### Other

Entrance vestibule

### Hallway

Laminate flooring, radiators.

### Lounge

14' 8" x 11' 11" (4.48m x 3.62m)

UPVC double glazed bay window to the front elevation, radiator, electric fire.

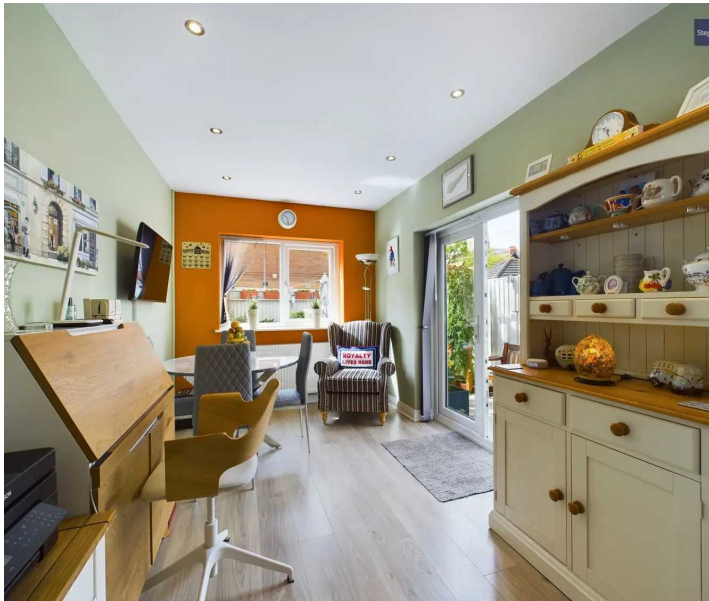
### Kitchen/Diner

24' 1" x 8' 10" (7.33m x 2.7m)

Kitchen/Diner with a range of matching base and eye level units and worktops. Integrated electric oven and four ring gas hob with extractor hood, dishwasher.

UPVC double glazed windows to the side and rear elevations and French doors leading onto to access the garden.





**Utility Room**

5' 9" x 4' 4" (1.75m x 1.32m)

UPVC double glazed opaque window, boiler. Plumbing for washing machine and space for tumble drier.

**GF Bathroom**

6' 12" x 3' 10" (2.13m x 1.17m)

GF three piece suite bathroom comprising of low flush WC, wash basin and enclosed shower cubicle. UPVC double glazed opaque window and heated towel rail.

**Landing**

**Bedroom 1**

12' 9" x 11' 12" (3.89m x 3.65m)

UPVC double glazed opaque window to the side elevation, radiator, fitted wardrobes and recessed ceiling spotlights.

**Bedroom 2**

11' 1" x 14' 7" (3.37m x 4.45m)

Matching range of fitted wardrobes and chest of drawers, radiator, uPVC double glazed windows to the side and rear elevations, recessed ceiling spotlights.

**Bedroom 3**

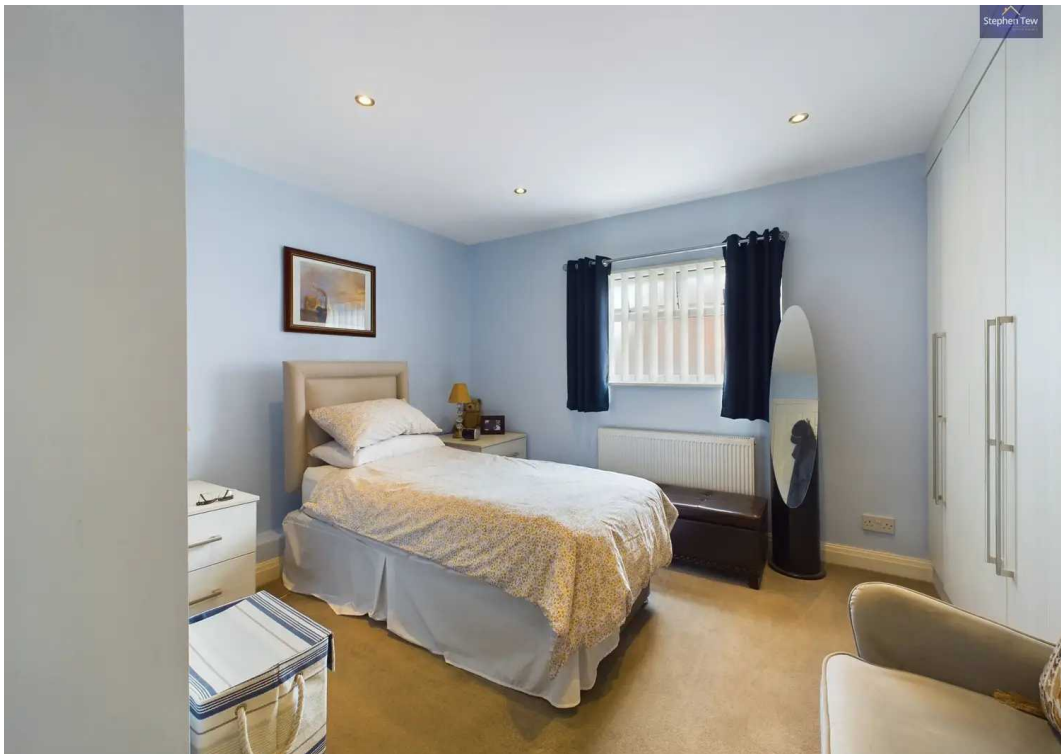
9' 9" x 5' 5" (2.97m x 1.65m)

UPVC double glazed window to the rear elevation, radiator, fitted wardrobes and recessed ceiling spotlights.

**Bathroom 2**

5' 7" x 7' 9" (1.69m x 2.35m)

Three piece suite comprises of low flush WC, wash basin with underneath storage unit and fitted wall mirror unit and large enclosed shower cubicle. UPVC double glazed opaque window to the front elevation, heated towel rail and recessed ceiling spotlights.





#### **FRONT GARDEN**

Paved garden to the front providing off road parking and access to the garage.

#### **REAR GARDEN**

Enclosed South facing garden to the rear with paving and artificial grass. Access to the garage.

#### **GARAGE**

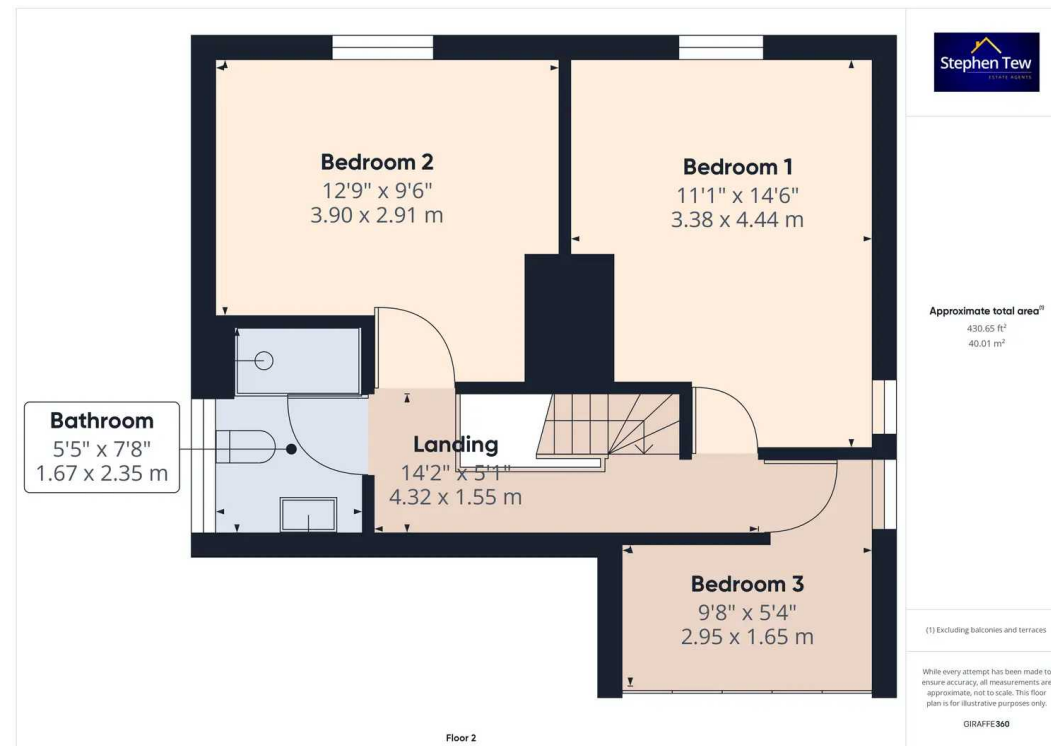
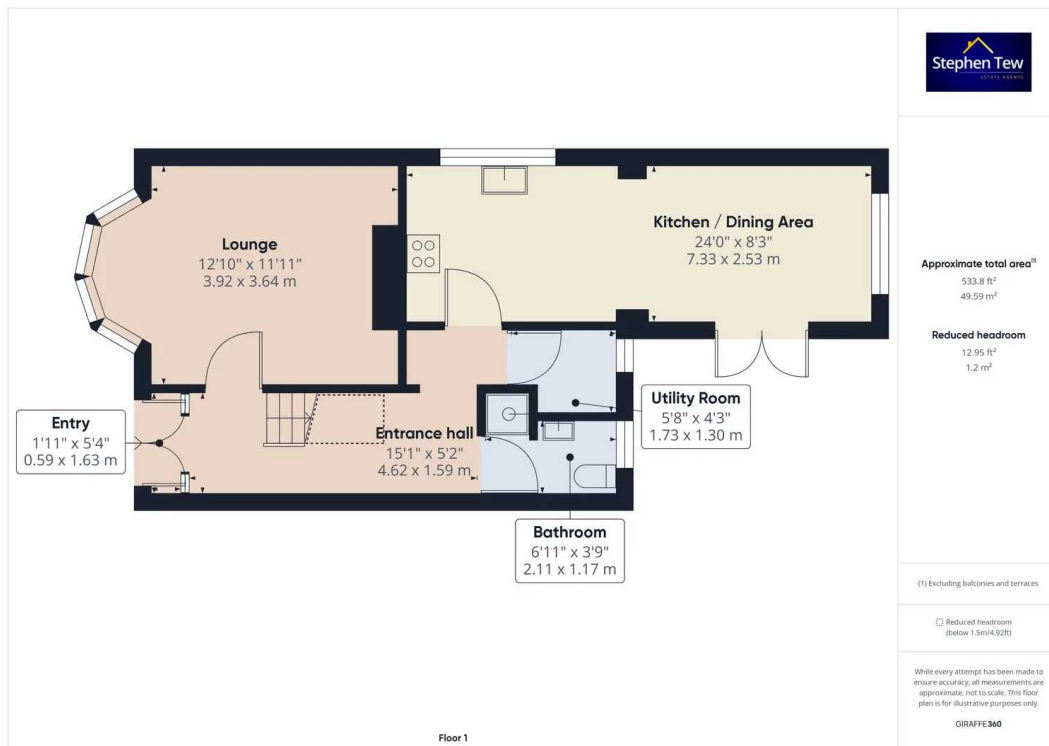
Single Garage

Electric supply.

#### **OFF STREET**

2 Parking Spaces







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