



6 Bletchley Close, Blackpool,
Lancashire, FY4 4ZB

£275,000

***** IMMACULATE 'NEW BUILD' DETACHED HOME*****

This modern **DETACHED** house was only completed c.2021 on a lovely development conveniently just off Preston New Road.

With **FOUR DOUBLE** bedrooms, where the smallest is **OVER 11ft x 7ft**, **TWO** bathrooms, as a family bathroom and **EN-SUITE** to master, plus an **ADDITIONAL WC** to the ground floor.

To the ground floor is a separate lounge and open plan **STYLISH** fitted dining kitchen overlooking the sunny **SOUTH** facing rear *gardens. This is in turn is supplemented by the **UTILITY** room with **Wc**

Excellent parking with **TWO** spaces to the front **PLUS** the **GARAGE**.

All you'd expect from a newly built contemporary home.

- Four **DOUBLE** bedrooms
- **TWO** bathrooms **PLUS** **Wc**
- **OPEN PLAN STYLISH** kitchen
- Utility room

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- **Four DOUBLE bedrooms**
- **TWO bathrooms PLUS Wc**
- **OPEN PLAN STYLISH kitchen**
- **Utility room**
- **SOUTH facing rear**
- **Parking PLUS garage**
- **UPVC double glazing**
- **Gas central heating**
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Hall: () Double glazed composite front door, Staircase Radiator.

Lounge: 14'9" x 11'8" (4.50 m x 3.56 m) Understairs storage, UPVC double glazed window, Radiator.

Dining Area: 10'3" x 9'3" (3.12 m x 2.82 m) UPVC double glazed patio doors to the rear garden, Radiator. Directly open to:-

Kitchen Area: 13'7" x 8'0" (4.14 m x 2.44 m) Stylish range of fitted wall and base cupboard units, Complementary roll edge worktops and breakfast bar, Built in double oven and grill, Hob with extractor hood, Integrated dishwasher, fridge and freezer, UPVC double glazed window.



Utility Room: 6'11" x 6'5" (2.11 m x 1.96 m) Modern fitted base cupboards, Roll edge worktops, Stainless steel sink, Plumbed for washing machine, UPVC double glazed window and double glazed composite rear door, Radiator.

Ground Floor WC: () Low flush WC, Pedestal wash basin, Radiator.

First Floor: ()

Landing: () Built in storage cupboard.

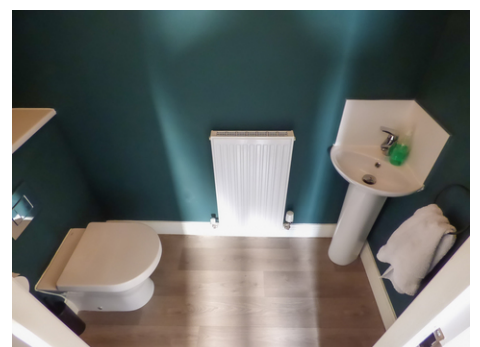
Bedroom 1: 13'5" x 10'10" (4.09 m x 3.30 m) Fitted wardrobes with sliding mirrored doors, UPVC double glazed window, Radiator.

Bedroom 2: 12'3" x 8'9" (3.73 m x 2.67 m) UPVC double glazed window, Radiator.

Bedroom 3: 11'10" x 8'4" (3.61 m x 2.54 m) UPVC double glazed window, Radiator.

Bedroom 4: 11'1" x 7'3" (3.38 m x 2.21 m) UPVC double glazed window, Radiator.

Bathroom: () Modern three piece suite comprising: Panelled bath



Front: () Lawned with flowerbeds.

* **Rear:** () South facing, Mainly lawned with porcelain paved patio, slate gravelled beds and timber sun deck (*some of the items detailed here are a work in progress)

Garage: () With an up and over door, Light and power.

Heating: () Gas central heating (NOT TESTED).

Tenure: () We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: () Band - D £2277.00 (2024/25)

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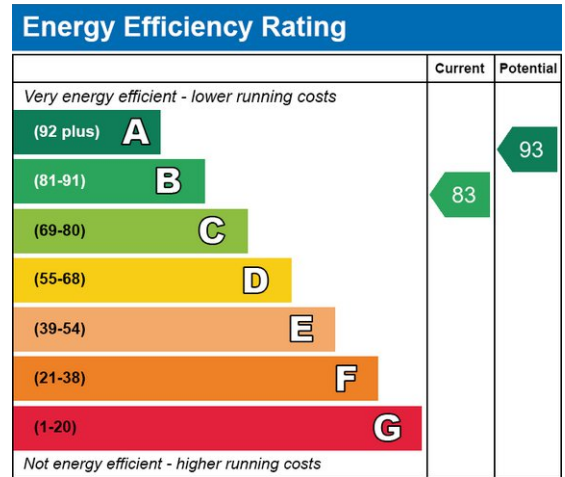
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Directions: Take Preston New Road heading out of town, after passing the Kwik Fit garage on the left, turn fourth left into Maple Drive, first left into Stock Road and finally first right into Bletchley Close.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.



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