



60 Pinewood Avenue, Bispham,
Blackpool, FY2 0EF

£191,950

EXTENDED beyond all recognition of its former self, a **FIVE BEDROOM** Family Home that has also been aesthetically transformed by the current owners to give a simply **BEAUTIFUL** standard of living both inside and out. **REALLY** needs to be seen.

- Five Bedrooms - en-suite to Master
- Loft/hobby area
- Four reception areas
- Stunning Modern Kitchen
- Modern Family Bathroom
- Glorious Southerly facing rear Garden
- Off street Parking
- Not overlooked from the rear
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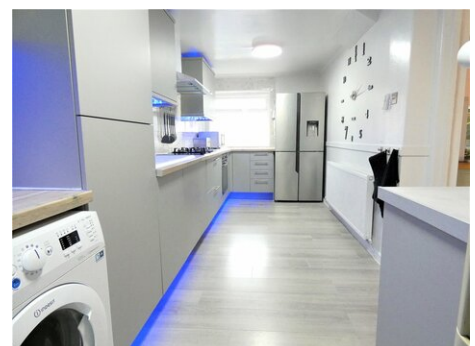
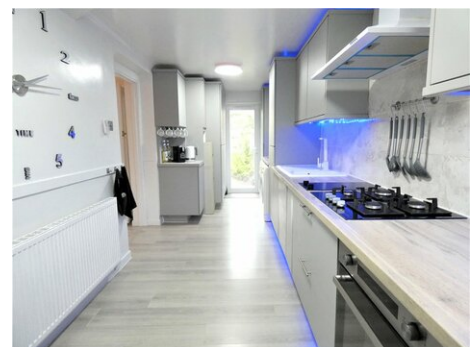
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- **Five Bedrooms - en-suite to Master**
- **Loft/hobby area**
- **Four reception areas**
- **Stunning Modern Kitchen**
- **Modern Family Bathroom**
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Porch: () Wood effect laminate flooring, Built in storage, UPVC double glazed door.

Hall: () Meter cupboard, Wood effect laminate flooring, Radiator.

Lounge: 22'8" x 10'6" (6.90 m x 3.20 m) TV point, UPVC double glazed bay window, Radiator.



Snug: 8'6" x 7'10" (2.60 m x 2.40 m) Wood effect laminate flooring, Radiator.

Kitchen: 21'0" x 7'3" (6.40 m x 2.20 m) Stunning modern range of wall and base cupboard units with complementary worktops and recessed under lighting, Built in oven, gas hon and induction hob, Plumbed for American style fridge freezer, Plumbed for washing machine, One and a half bowl sink with mixer tap, UPVC double glazed windows and door, Radiator.

Garden Room: 15'1" x 14'1" (4.60 m x 4.30 m) Recently constructed in an American style timber frame, Wood effect laminate flooring.



First Floor: ()

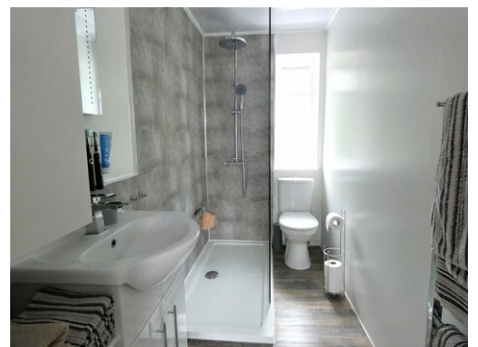
Landing: ()

Bedroom 1: 12'10" x 10'2" (3.90 m x 3.10 m) UPVC double glazed window, Radiator.

En-Suite: () Modern three piece suite comprising; Vanity sink unit, Low flush WC, Step in shower cubicle, UPVC double glazed window, Radiator.

Bedroom 2: 12'6" x 7'3" (3.80 m x 2.20 m) UPVC double glazed window, Radiator.

Bedroom 3: 9'2" x 5'7" (2.80 m x 1.70 m) UPVC double glazed window, Radiator. Fixed ladder access to:-



Bedroom 5: 7'3" x 5'7" (2.20 m x 1.70 m) UPVC double glazed window, Radiator.

Bathroom: () Modern style three piece suite comprising;

Outside: ()

Front: () Off street parking

Rear: () A beautiful landscaped rear garden, Southerly facing around 70

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: () Modern style three piece suite comprising;

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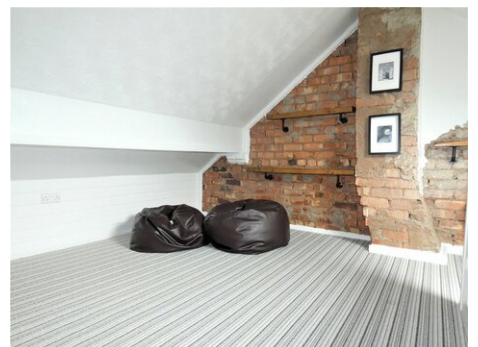
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Directions: Travel inland along Red Bank Road, continue straight across the roundabout and through the village. At the end turn right into Ashfield Road, second left into Briarwood Drive, and finally second right into Pinewood.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Pinewood Avenue

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