



- Modern Five Bedroom Detached House in Substantial Grounds
- Lounge, Dining Room, Cinema Room & Conservatory
- Indoor Swimming Pool, Two En-Suite Bathrooms
- Annexe with Office and Bedroom, Ample Parking

Richberry, Sixth Avenue, Blackpool, FY4

£550,000

ROMAN JAMES ESTATES ARE DELIGHTED TO PRESENT THIS MAGICAL FIVE BEDROOM DETACHED HOUSE SET BEHIND ELECTRIC GATES - OPEN PLAN KITCHEN/LIVING ROOM - TWO FURTHER RECEPTION ROOMS - CONSERVATORY - CINEMA ROOM - OFFICE AND UTILITY ROOM - INDOOR SWIMMING POOL - TWO EN-SUITE BATHROOMS - FAMILY SHOWER ROOM - ROOF TERRACE - AMPLE PARKING EXTERNALLY - SOUTH FACING REAR GARDEN - OFFICE AND BEDROOM ANNEXE CALL 01253 978888 FOR YOUR APPOINTMENT TO VIEW.



Property Description

ENTRANCE HALL

Double glazed entrance door with side panels, double glazed window to front, coving to ceiling, stairs to first floor, Karndean flooring, door to:

LOUNGE

15' 10" x 14' 10" (4.85m x 4.54m) Two radiators, parquet flooring, TV point, coving to ceiling with solid fuel burner burning stove with glass door in chimney, double door, door to

CONSERVATORY

Double glazed windows, double glazed pitched roof, two radiators, wall light point, Karndean flooring, double doors to rear garden, two sets of double doors to pool area.

KITCHEN LIVING ROOM

30' 6" x 22' 7" (9.31m x 6.9m) Fitted with a matching range of base and eye level units with round edged worktops incorporating a breakfast bar, stainless steel sink with single drainer and mixer tap, integrated fridge, freezer and dishwasher, built-in double oven, built-in hob with extractor hood over, two double glazed windows to side, double glazed window to rear, TV point, Karndean flooring, coving to ceiling, external door to side, double doors to:

DINING ROOM

12' 11" x 8' 6" (3.94m x 2.61m) Two double glazed windows to side, radiator, door to boiler room.

SWIMMING POOL

24' 6" x 18' 2" (7.47m x 5.54m) Three double glazed windows to rear, three radiators, shower room with fitted shower, sauna, boiler room housing wall mounted boiler.

CINEMA ROOM

11' 10" x 9' 8" (3.63m x 2.97m) Double glazed window to front with electric blackout blind, radiator, TV point,





Karndean flooring.

OFFICE

10' 6" x 8' 10" (3.22m x 2.71m) Double glazed window to front, radiator, coving to ceiling, Karndean flooring.

CLOAKROOM

Obscure double glazed window to front, radiator.

UTILITY ROOM

7' 9" x 7' 1" (2.37m x 2.16m) With worktop space, plumbing for washing machine, space for tumble dryer, obscure double glazed window to front, radiator, tiled flooring, fitted with two piece suite comprising inset wash hand basin with storage under, and WC, extractor fan.

LANDING

Obscure double glazed window to front, radiator, coving to ceiling, door to:

BEDROOM 1

17' 3" x 13' 11" (5.28m x 4.25m) Four double glazed windows to side, parquet flooring, TV point, coving to ceiling, mirrored sliding door to walk-in wardrobe with double glazed window to rear, archway to:

ENSUITE

Fitted suite comprising bath with shower attachment and mixer tap, twin wash hand basin with storage under and mixer taps, walk-in shower area with fitted and glass screen and WC, full height tiling to all walls, heated towel rail, extractor fan, double glazed window to front, tiled flooring.

BEDROOM 2

13' 3" x 11' 10" (4.04m x 3.62m) Double glazed windows to rear with access to a large roof terrace, radiator, parquet flooring, TV point, coving to ceiling, open access to:



ENSUITE

Fitted with three piece suite comprising shower with fitted shower and glass screen, wall mounted wash hand basin with storage under and mixer tap, and WC, full height tiling to all walls, heated, extractor fan, obscure double glazed window to rear, tiled flooring.

BEDROOM 3

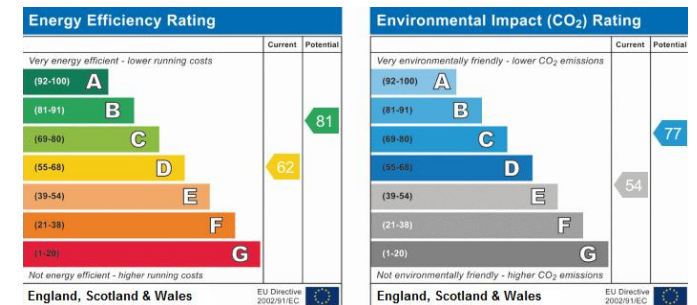
11' 10" x 10' 6" (3.63m x 3.22m) double glazed window to front, radiator, parquet flooring, TV point, built-in wardrobe.

BEDROOM 4

10' 6" x 9' 10" (3.22m x 3.02m) Double glazed window to rear, radiator, parquet flooring, TV point, built-in wardrobe.

BEDROOM 5

9' 0" x 7' 9" (2.75m x 2.37m) Double glazed window to front, radiator, built-in wardrobe.



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