



**12a Holly Wood Way, Blackpool**

Blackpool

Offers Over **£250,000**

# 12a Holly Wood Way

Blackpool

Nestled within a highly sought-after development, this stunning 3 bedroom semi-detached family home offers a perfect blend of modern living in a prime location. As you step inside, you are greeted by a hallway leading to a spacious lounge with media wall and electric feature fire, a ground floor WC, and a beautifully appointed open-plan kitchen/diner complete with integrated appliances and patio doors opening onto the garden, perfect for entertaining family and friends. Upstairs, the property boasts three well-proportioned bedrooms, including a master bedroom with fitted wardrobes and en-suite shower room, as well as a stylish family bathroom. The property also benefits from a utility space in the kitchen cupboard, and a boarded loft with a pull-down ladder for additional storage.

Step outside and be impressed by the outdoor space this property has to offer. The rear garden features composite decking, perfect for al-fresco dining, and a well-maintained lawn ideal for children to play or for relaxing in the sun. The side gate access provides convenience and privacy, allowing for easy entry and exit. The property also benefits from a driveway capable of accommodating up to two cars, ensuring that parking will never be an issue for residents or visitors, and a detached garage. Whether you enjoy gardening, hosting summer barbeques, or simply relaxing in a peaceful outdoor setting, this property's outdoor space provides endless possibilities to create your own personal sanctuary.

Don't miss this opportunity to own a home that combines comfort, style, and convenience in a prime location with easy access to St. Annes, Blackpool, and excellent transport links via the M55.

Council Tax band: C

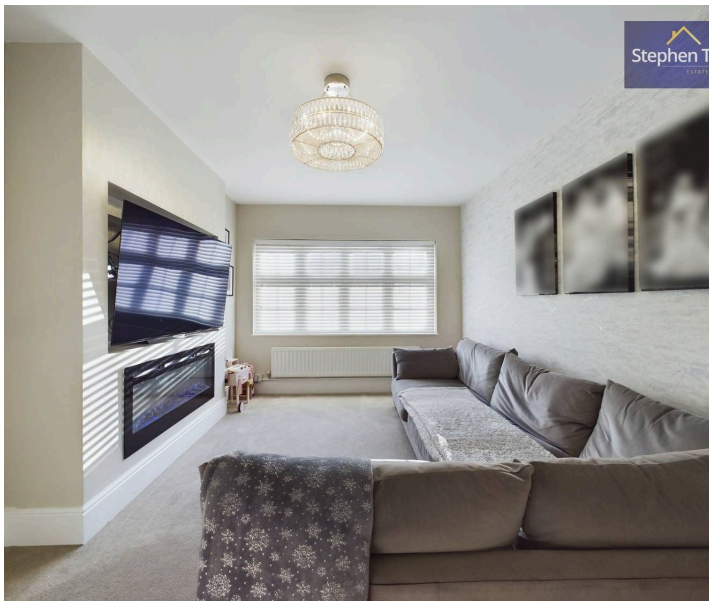
Tenure: Leasehold



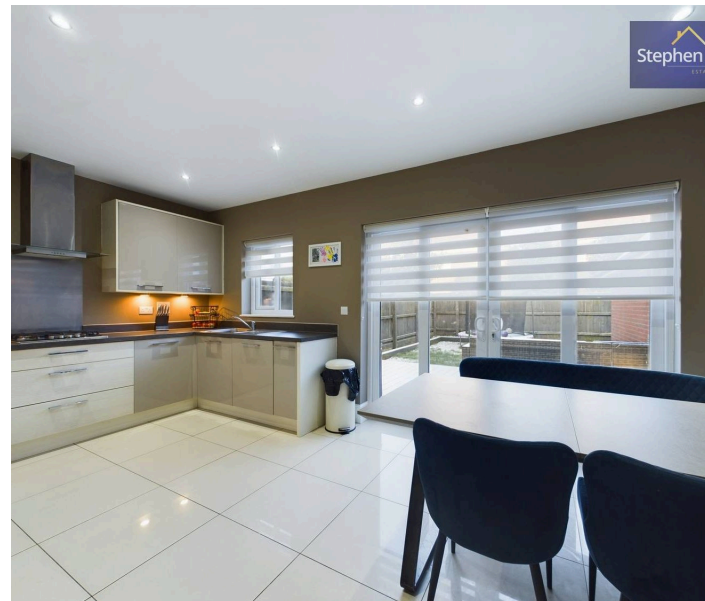


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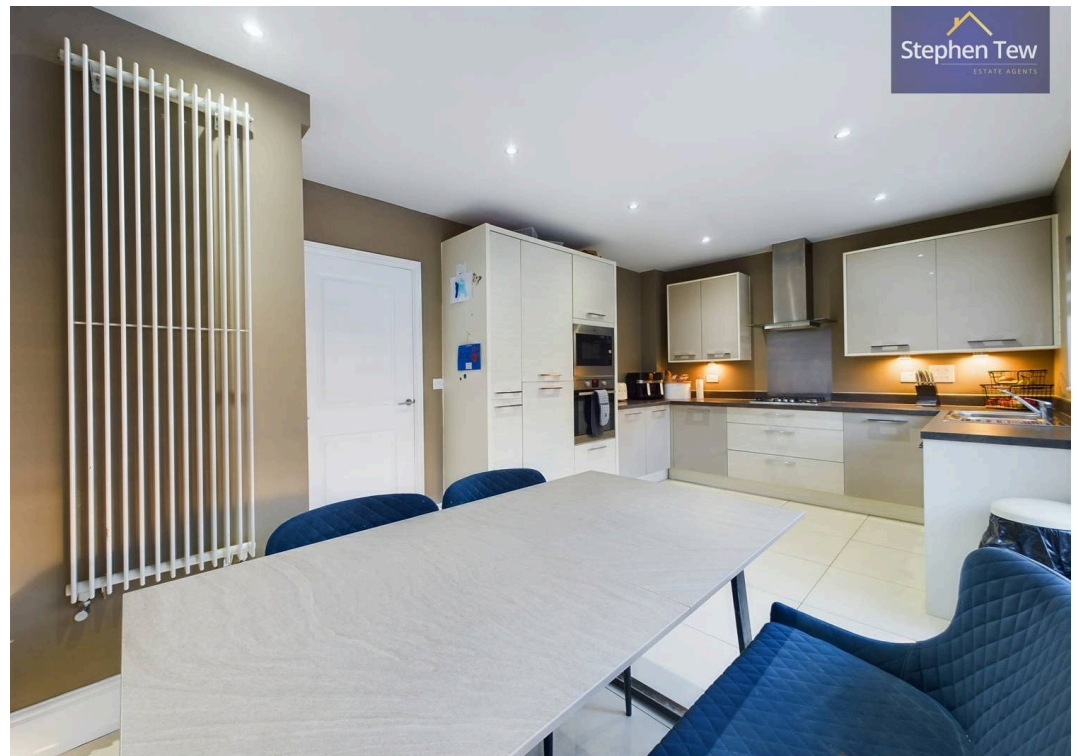
- 3 Bedroom Semi-Detached Family Home Situated On A Highly Desirable Development
- Beautifully Presented Throughout With Newly Fitted Carpets
- Sought After Location With Easy Access To St. Annes And Blackpool And Excellent Transport Links To M55
- Hallway, GF WC, Lounge, Open Plan Kitchen/Diner With Integrated Oven, Hob, Fridge, Freezer, Microwave And Patio Doors Opening Up To The Garden
- 3 Bedrooms, 3 Piece En-suite Shower Room And Fitted Wardrobes To The Master Bedroom, 3 Piece Suite Family Bathroom
- Garage And Driveway Accommodating Up To 2 Cars
- Utility Space In Cupboard In Kitchen
- Boarded Loft With Pull Down Ladder
- Water Meter, Boiler 10 Years Old, Last Serviced November 2024, Located In Airing Cupboard

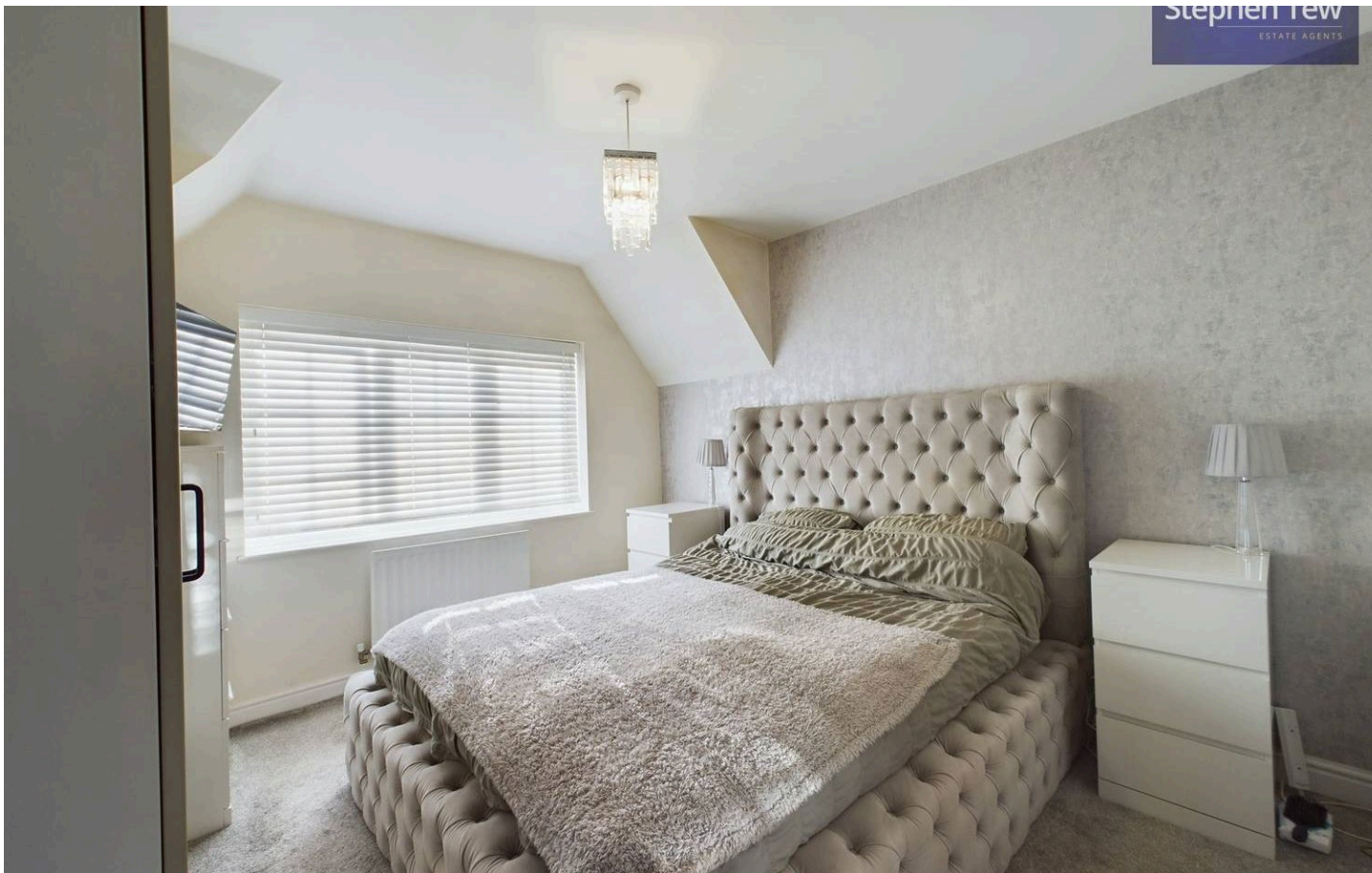


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**Hallway**

13' 6" x 3' 5" (4.12m x 1.03m)

**GF WC**

5' 10" x 3' 3" (1.79m x 0.98m)

**Lounge**

15' 11" x 10' 0" (4.85m x 3.04m)

**Kitchen/Diner**

11' 7" x 18' 1" (3.53m x 5.50m)

**Landing**

10' 8" x 3' 3" (3.24m x 1.00m)

**Bedroom 1**

10' 10" x 11' 5" (3.31m x 3.49m)

**En-suite**

4' 2" x 7' 3" (1.27m x 2.20m)

**Bedroom 2**

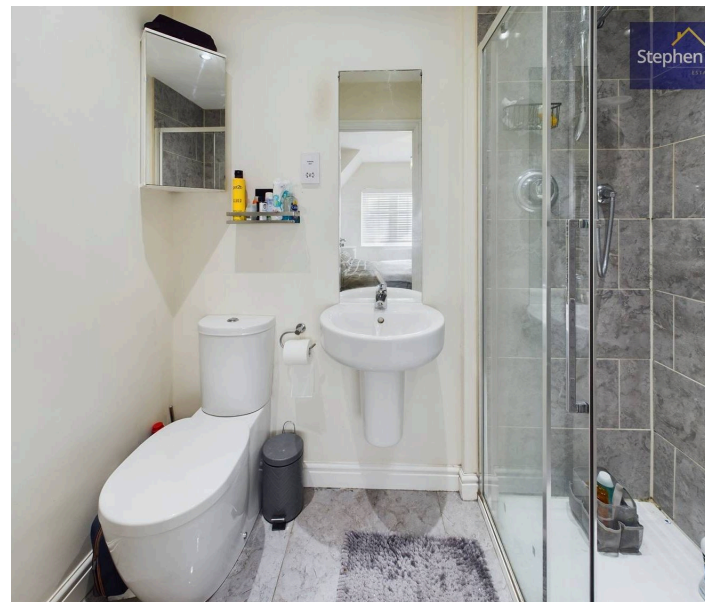
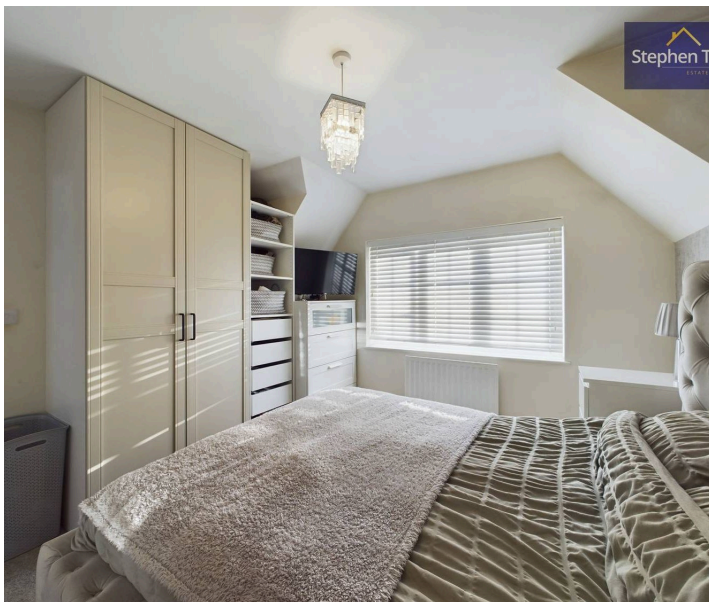
11' 11" x 9' 1" (3.62m x 2.76m)

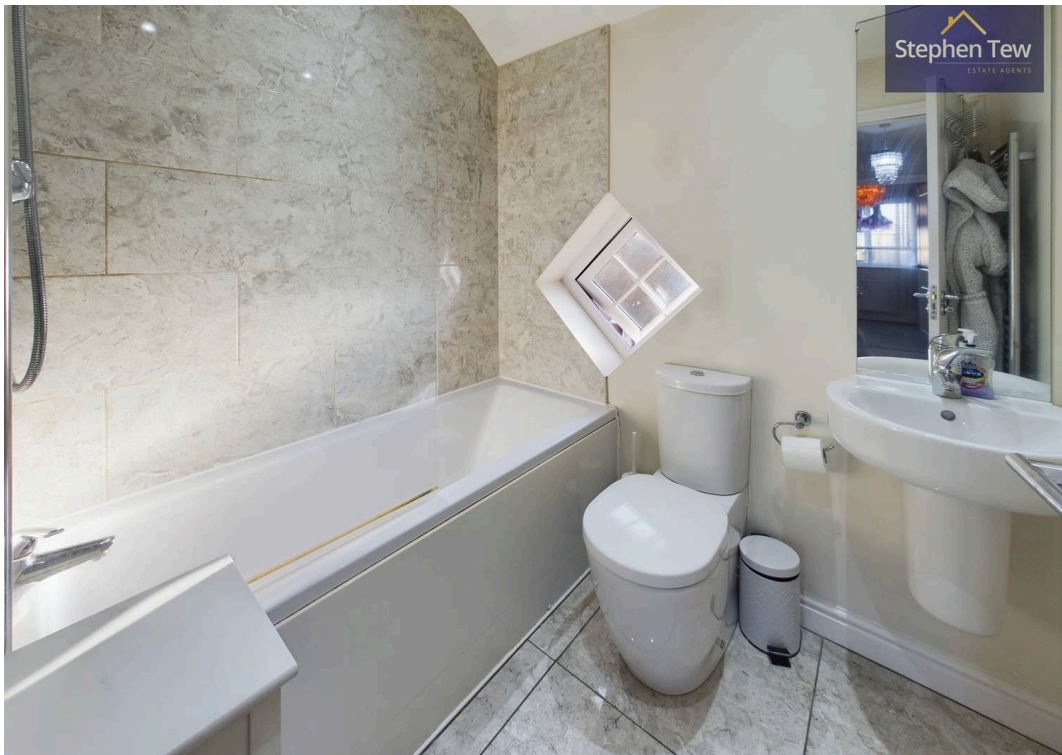
**Bedroom 3**

8' 5" x 8' 10" (2.57m x 2.68m)

**Bathroom**

5' 9" x 6' 10" (1.74m x 2.08m)







**FRONT GARDEN**

**REAR GARDEN**

Composite decking and laid to lawn. Side gate access.

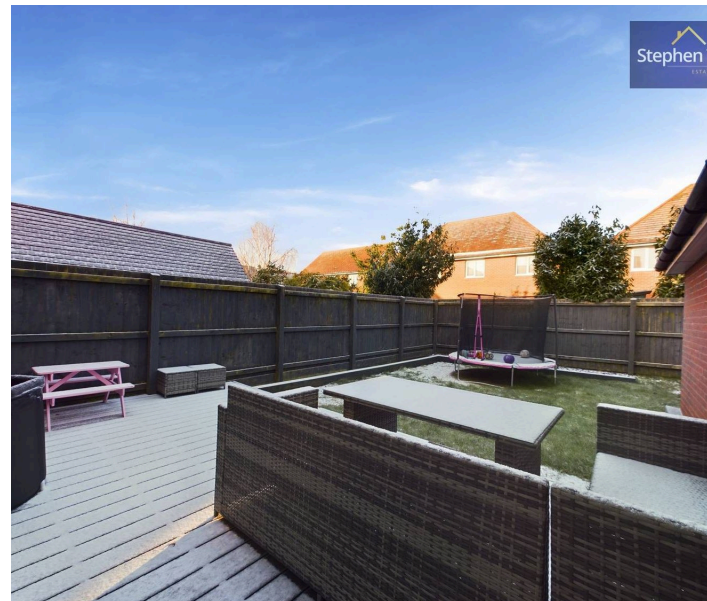
**GARAGE**

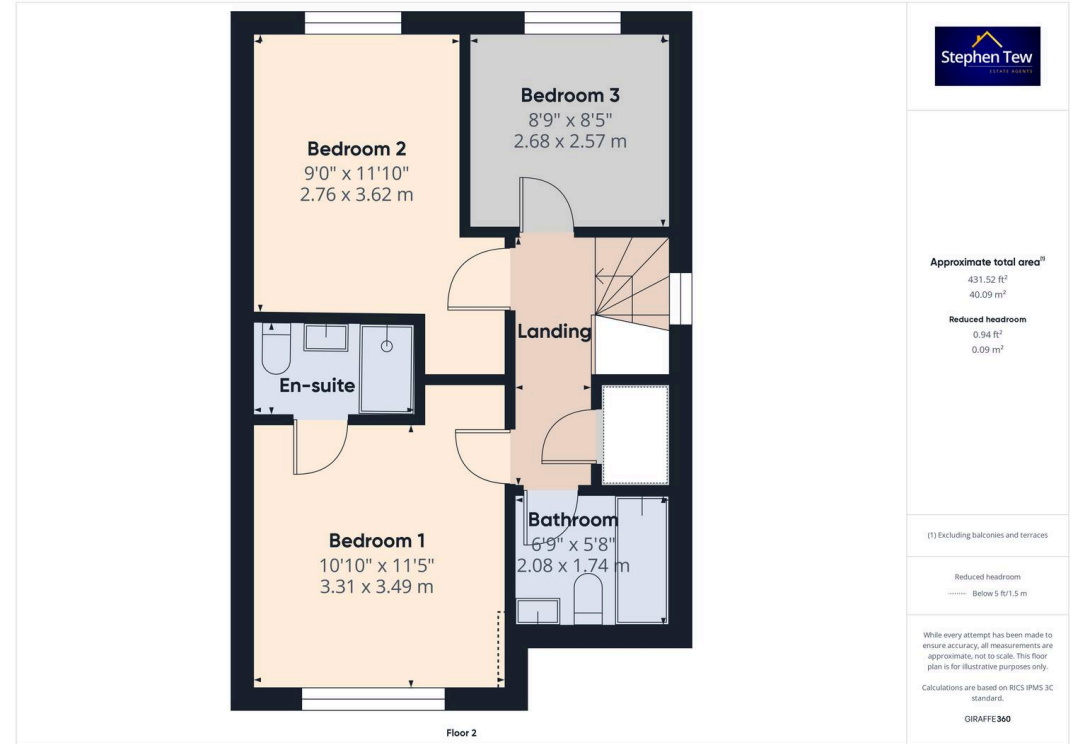
Single Garage

**DRIVEWAY**

2 Parking Spaces

Driveway accommodating up to 2 cars









## Stephen Tew Estate Agents

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