



60 Plovers Way, Blackpool

Blackpool

Offers Over £300,000

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This modern detached house is located in a quiet cul-de-sac on the highly sought-after Herons Reach development. Designed for contemporary family living, the property opens with an entrance vestibule that leads into a spacious, open-plan through lounge and dining area. This light-filled space features French doors that provide a lovely view and access to the rear garden, creating a seamless connection between indoor and outdoor living. The fitted kitchen is equipped with built-in appliances, making it both practical and stylish, while a convenient ground floor WC adds further functionality. Upstairs, you will find four well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room, alongside a modern family bathroom. The property benefits from gas central heating and uPVC double glazing throughout, ensuring comfort and energy efficiency. Additional features include a driveway providing off-street parking and an integral garage for secure storage or parking. The home is offered with no onward chain, making it an ideal choice for buyers seeking a straightforward move.

The outside space is equally appealing, with an enclosed north-west facing rear garden that offers both privacy and versatility. The garden is primarily laid with artificial lawn, providing a safe and secure area for children to play or for entertaining guests during the warmer months. A charming summerhouse sits at the rear of the garden (perfect for use as a home office, studio, or relaxation space), while established borders and fencing create a pleasant and low-maintenance environment.

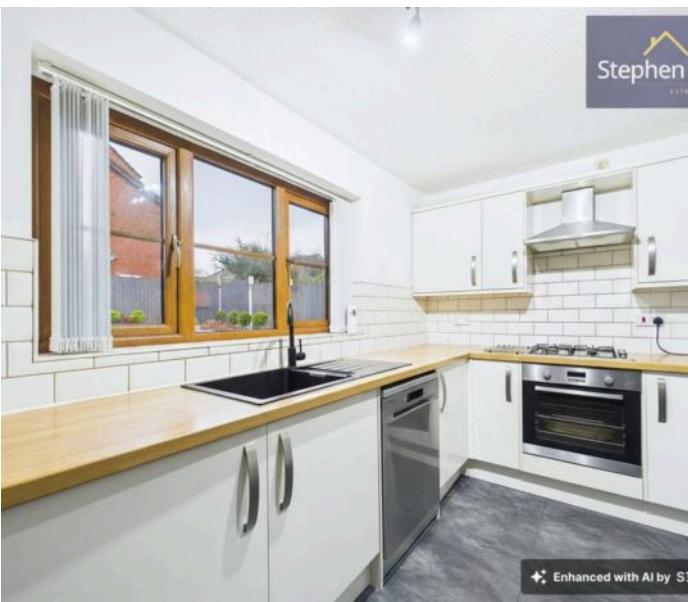
The location is ideal for those who enjoy outdoor activities, with Herons Reach Golf Course, Stanley Park, and a range of local amenities all within easy reach. Excellent transport links offer convenient access to both Blackpool town centre and Poulton-le-Fylde, making this property a superb base for families and professionals alike.

Council Tax band: E

Tenure: Freehold

- Modern Detached House situated in a cul-de-sac on the popular Herons Reach Development
- Entrance Vestibule, Open plan Through Lounge with Dining Area with French





Entrance Vestibule

3' 9" x 3' 5" (1.15m x 1.05m)

Through Lounge / Dining Area

11' 1" x 27' 2" (3.39m x 8.29m)

Kitchen

11' 10" x 7' 10" (3.60m x 2.38m)

WC

4' 2" x 3' 7" (1.26m x 1.09m)

Garage

Integral Garage

First Floor Landing

3' 1" x 11' 9" (0.95m x 3.57m)

Bedroom 1

11' 1" x 12' 5" (3.38m x 3.78m)

En-Suite

7' 5" x 4' 6" (2.25m x 1.38m)

Bedroom 2

10' 10" x 9' 11" (3.29m x 3.03m)

Bedroom 3

9' 9" x 8' 6" (2.98m x 2.59m)

Bedroom 4

9' 9" x 5' 11" (2.98m x 1.81m)

Bathroom

5' 6" x 5' 11" (1.67m x 1.81m)

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Bedroom 3

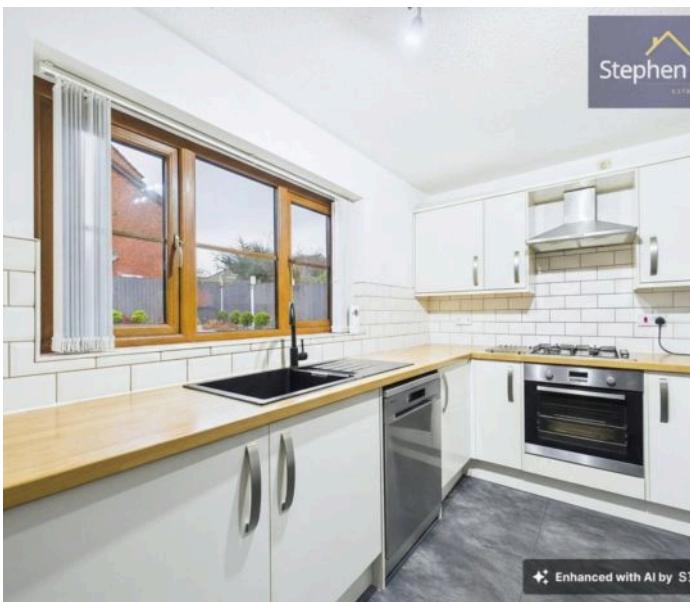
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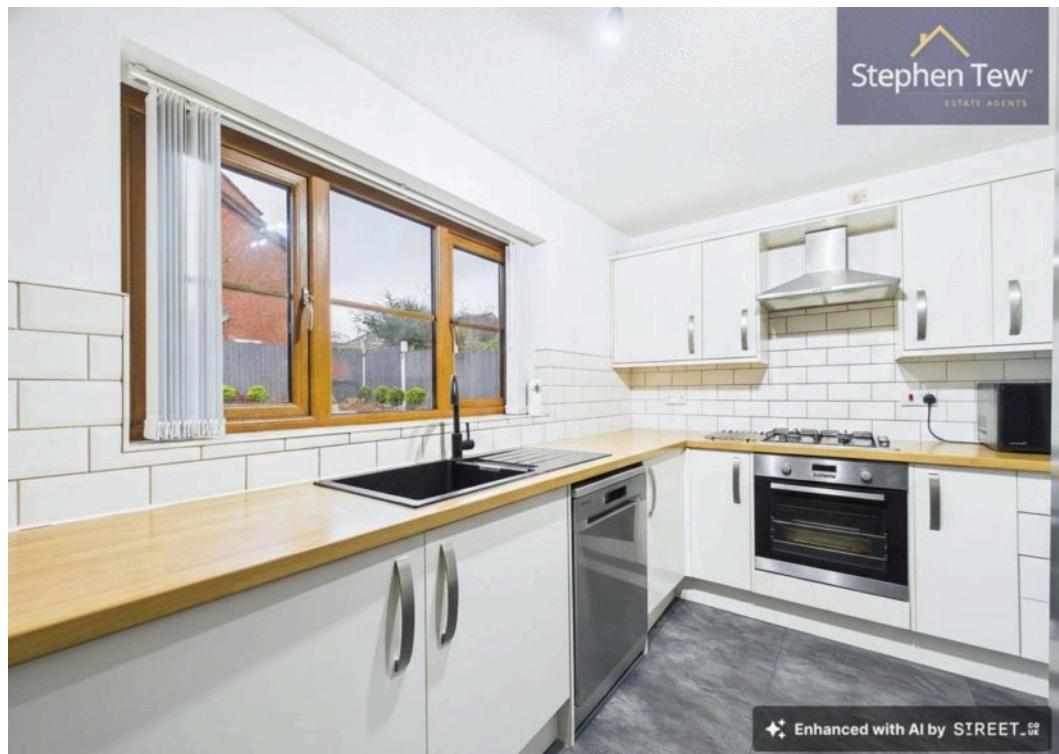
Bedroom 4

9' 9" x 5' 11" (2.98m x 1.81m)

Bathroom

5' 6" x 5' 11" (1.67m x 1.81m)







FRONT GARDEN

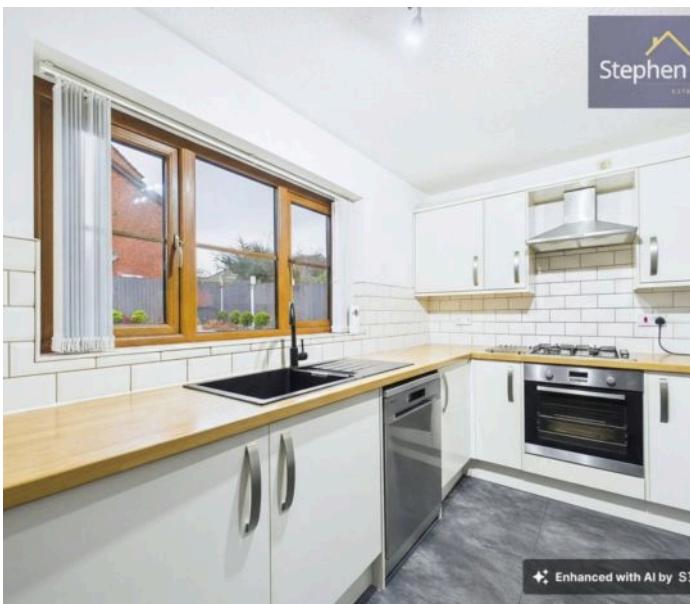
REAR GARDEN

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces







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