



Stephen Tew  
ESTATE AGENTS



11 Orchid Way, Blackpool  
Blackpool

Offers Over £270,000



# 11 Orchid Way

Blackpool, Blackpool

Well presented and modern three bedroom detached family home offering spacious living accommodation, situated on the ever popular Magnolia Point residential development just off Midgeland Road being situated within close proximity of many amenities, schools and transport links. The impressive accommodation consists of entrance hallway, downstairs WC, lounge and spacious open plan kitchen/diner/living area to the ground floor. Upstairs there are three bedrooms, one of which being the master featuring an en-suite shower room, and three piece family bathroom suite. Externally there is an enclosed West facing rear garden, detached garage with electric and lighting and off road parking for multiple cars. Viewing is highly recommended to appreciate the accommodation on offer.

Council Tax band: D

Tenure: Leasehold

- Popular Residential Development
- Three Bedroom Detached Family Home
- West Facing Enclosed Garden
- Garage and Off Road Parking







#### **Entrance hall**

Tiled floor, radiator, under stairs storage.

#### **WC**

GF WC

#### **Lounge**

UPVC double glazed window to the front elevation, radiator and cornice style ceiling.

#### **Dining Kitchen / Living Room**

Open plan kitchen/diner/living area with a range of matching base and eye level units and worktops. Integrated electric oven and four ring gas hob with extractor hood, dishwasher, fridge freezer, microwave and and and a half bowl stainless steel sink. Island with room for seating and built in drawers for storage. Tiled floor, radiators and uPVC double glazed patio doors with side windows leading onto the garden.

#### **Landing**

Storage cupboard and access to the loft.

#### **Bedroom 1**

UPVC double glazed windows to the front elevation, wall mounted vertical radiator and door leading into en-suite.

#### **En Suite**

Three piece en-suite with shower, low flush WC and wash basin with under the sink storage cupboard. UPVC double glazed window and radiator.

#### **Bedroom 2**

UPVC double glazed window to the rear elevation, radiator

#### **Bedroom 3**

UPVC double glazed window to the rear elevation, radiator

#### **Bathroom**

Three piece family bathroom with low flush WC, wash basin with built in under the sink storage unit, bath and overhead shower. Tiled floor, heated towel rail







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### **FRONT GARDEN**

Open plan laid to lawn front garden area with driveway providing off road parking, leading to Garage.

### **REAR GARDEN**

Enclosed garden to the rear with artificial grass, flag stone patio area and access to the garage.

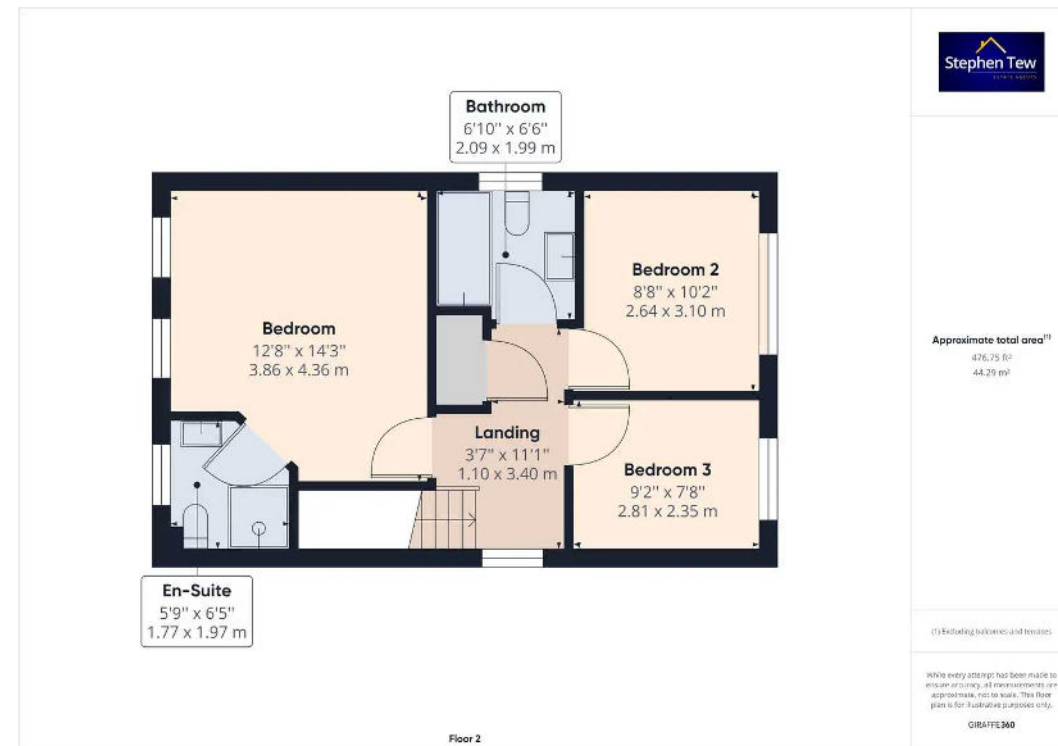
### **GARAGE**

Single Garage

### **OFF ROAD**

1 Parking Space









## Stephen Tew Estate Agents

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