



# RICHBERRY HOUSE, SIXTH AVENUE BLACKPOOL FY4

## OFFERS IN THE REGION OF £650,000

Situated in a first class residential location set back from the avenue in a very private setting behind electric gates, this outstanding large detached residence is very well presented throughout and offers accommodation of approximately 3300 square feet which briefly comprises, hallway, cloaks WC, lounge, open plan living kitchen diner, gymnasium/dining room, Office and Study, cinema room, superb swimming pool complex with sauna and shower, five first floor bedrooms, two with en suites, family shower room, roof garden, set in large landscaped grounds with a detached annexe in the grounds comprising a spacious lounge bedroom and shower room. upvc double glazed, gas central heating, off street parking for several cars.



## GROUND FLOOR

### Hallway:

**Lounge:** 15' 6" x 14' 10" (4.73m x 4.53m)  
Parquet flooring, fireplace with log burning stove, two radiators, upvc double glazed windows and doors through to the gymnasium.



**Living/Kitchen/Diner:** 30' 2" x 22' 4" (9.19m x 6.80m) Measured to maximum points. A superb large open plan living/kitchen/diner with a range of fitted wall and base units and complementary work surfaces, break fast bar, sink unit, built in electric double oven with a 5 ring hob and extractor hood, integrated fridge, freezer and fridge freezer, part tiled walls, upvc double glazed windows and door to side elevation, Karndean flooring, radiators.







## GROUND FLOOR (CONTINUED)

### Utility Room/WC: 7' 4" x 6' 5" (2.24m x 1.96m)

Work surface, plumbed for auto washer, low flush WC and wash hand basin, half tiled walls, tiled floor, vertical radiator.

### Study/Dining Room: 12' 7" x 8' 10" (3.84m x 2.7m)

Karndean flooring, radiator, two upvc double glazed windows & upvc double glazed doors to rear garden.

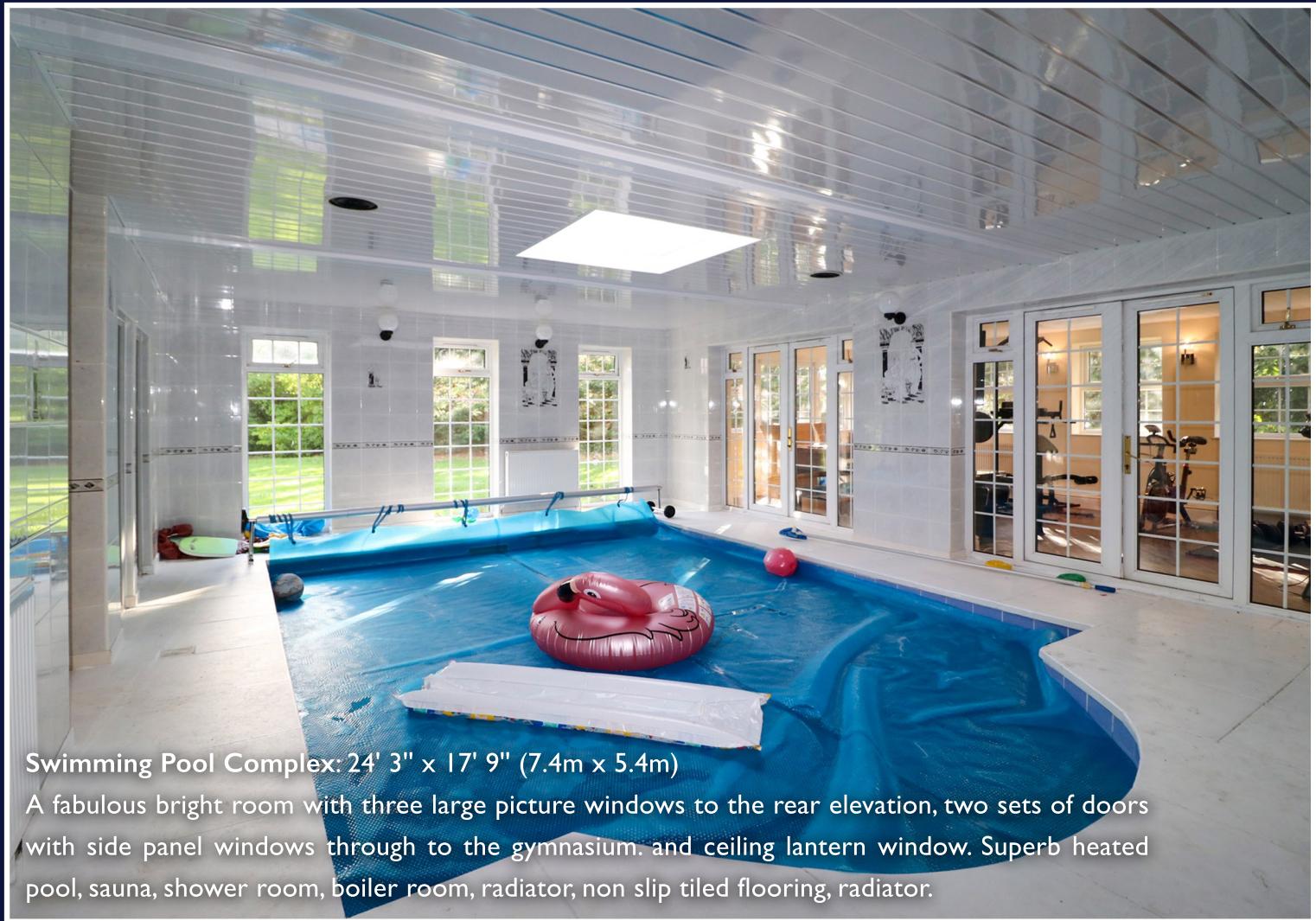
### Cinema Room: 11' 8" x 9' 6" (3.55m x 2.89m)

Electric blackout blind to upvc double glazed window, radiator.

### Office: 10' 2" x 8' 6" (3.10m x 2.59m)

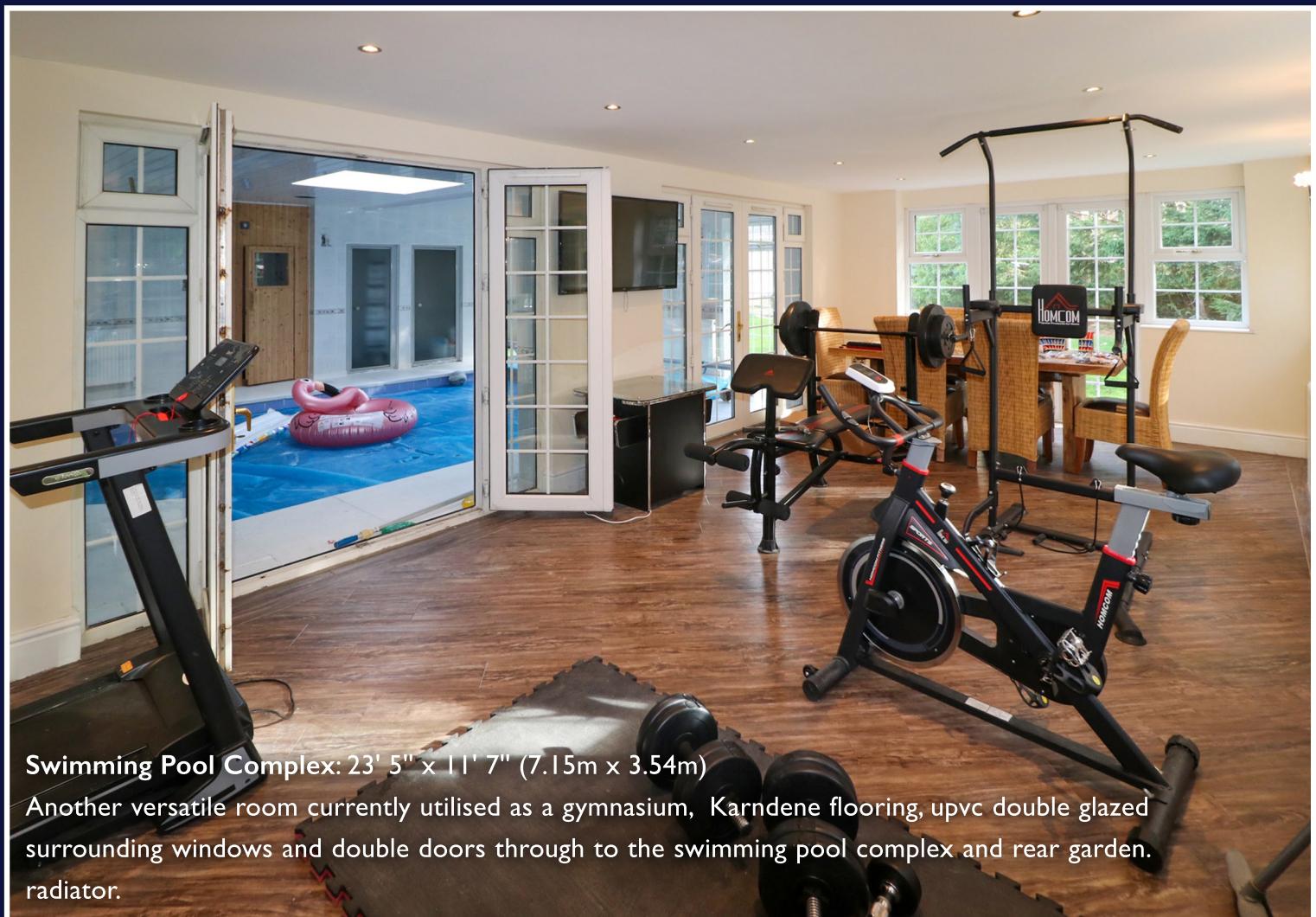
Karndean flooring, radiator, upvc double glazed window.





**Swimming Pool Complex: 24' 3" x 17' 9" (7.4m x 5.4m)**

A fabulous bright room with three large picture windows to the rear elevation, two sets of doors with side panel windows through to the gymnasium, and ceiling lantern window. Superb heated pool, sauna, shower room, boiler room, radiator, non slip tiled flooring, radiator.



**Swimming Pool Complex: 23' 5" x 11' 7" (7.15m x 3.54m)**

Another versatile room currently utilised as a gymnasium, Karndene flooring, upvc double glazed surrounding windows and double doors through to the swimming pool complex and rear garden. radiator.



## FIRST FLOOR

**Landing:** 15' 6" x 14' 3" (4.72m x 4.34m)

A large landing with parquet flooring and radiator.

**Bedroom:** 22' 5" x 13' 7" (6.82m x 4.15m)

A grandiose master bedroom, four upvc double glazed windows, radiator, large walk in wardrobe to the full width of the room.

**En-suite:** 10' 10" x 8' 11" (3.3m x 2.72m)

A beautiful fully tiled En-suite with a free standing bath, twin sinks set in a modern unit, low flush WC, contrasting tiled walk in shower with glass screen. Heated towel rail, upvc double glazed window.

**Bedroom:** 15' 10" x 11' 6" (4.83m x 3.50m)

Built in wardrobe, radiator, parquet flooring, upvc double glazed with large opening window through to the roof garden.



## FIRST FLOOR (CONTINUED)

**En-suite:** 8' 2" x 4' 9" (2.48m x 1.45m)

Stylish tiling, walk in shower, wash hand basin set in a modern unit, low flush WC, heated towel rail, upvc double glazed window.



**Bedroom:** 11' 7" x 10' 2" (3.52m x 3.1m)

Parquet flooring, radiator, upvc double glazed window, built in wardrobe.



**Bedroom:** 8' 8" x 7' 7" (2.64m x 2.31m)

Upvc double glazed window, radiator, parquet flooring.

**Shower Room:** 7' 7" x 7' 7" (2.31m x 2.31m)

Fully tiled walls and floor, walk in shower, vanity wash hand basin and a low flush WC. Heated towel rail, upvc double glazed window.





## ANNEXE

**Lounge:** 19' 2" x 16' 11" (5.85m x 5.15m)

Four radiators, upvc double glazed patio door and windows.

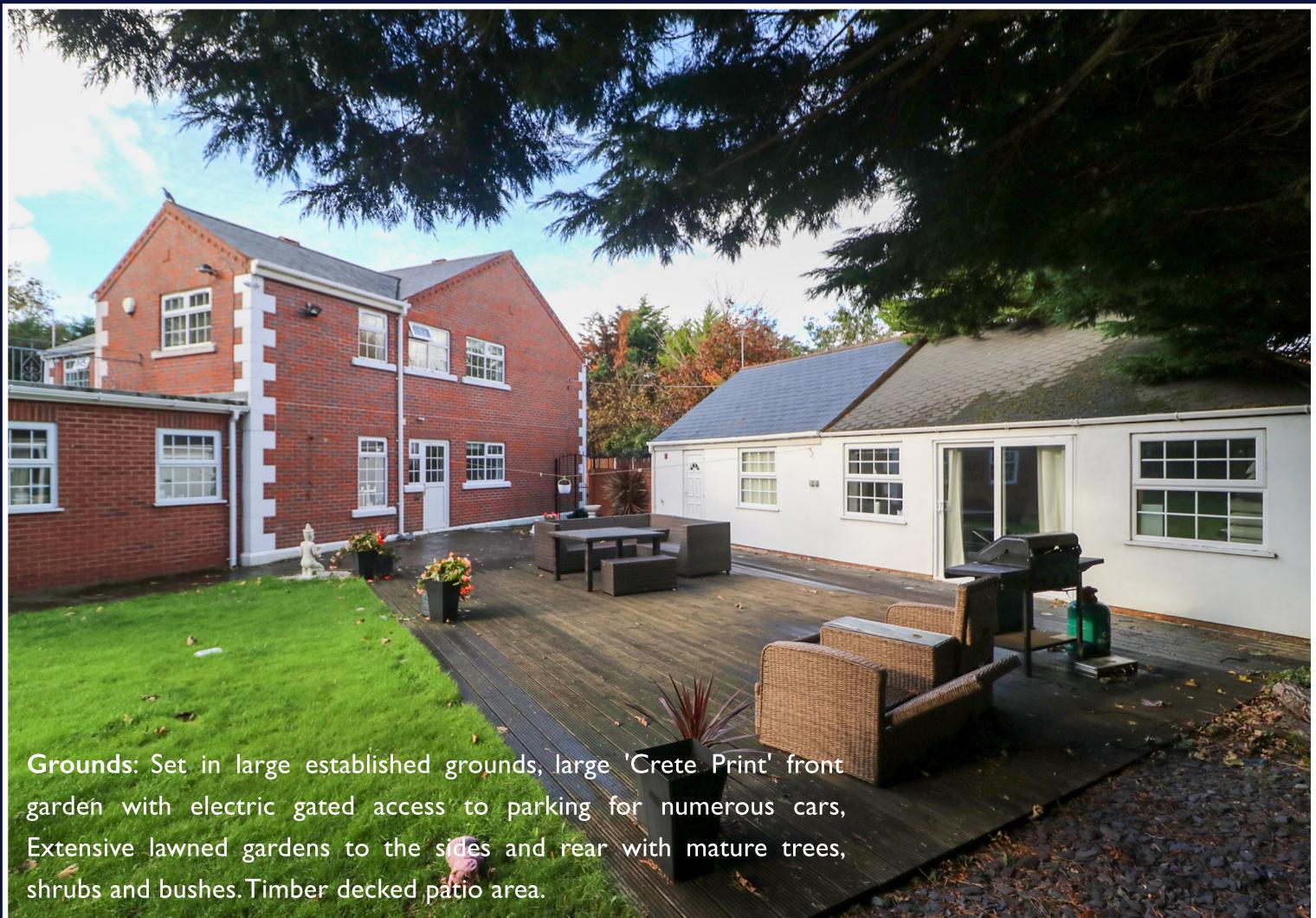
**Bedroom:** 16' 11" x 13' 0" (5.15m x 3.96m)

Upvc double glazed door through to the garden, upvc double glazed window, two radiators, doors through to shower room and lounge. built in wardrobe.

**Shower Room:** 8' 2" x 2' 1" (2.50m x 0.64m)

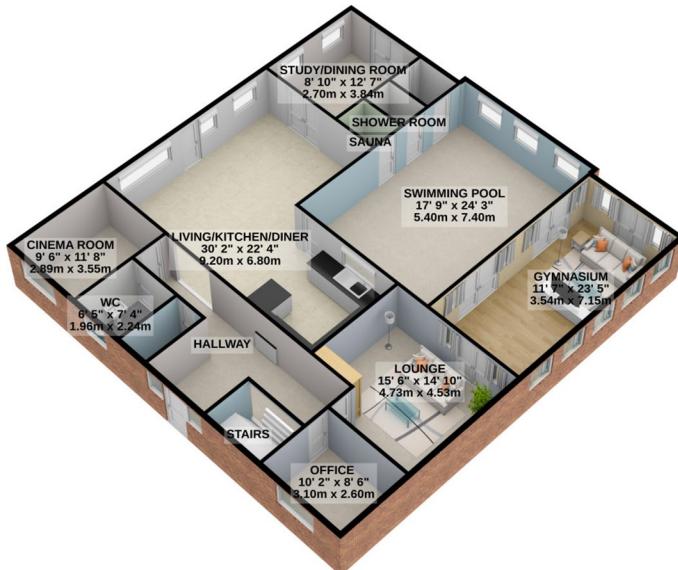
Shower enclosure, vanity wash hand basin and a low flush WC. full tiled.



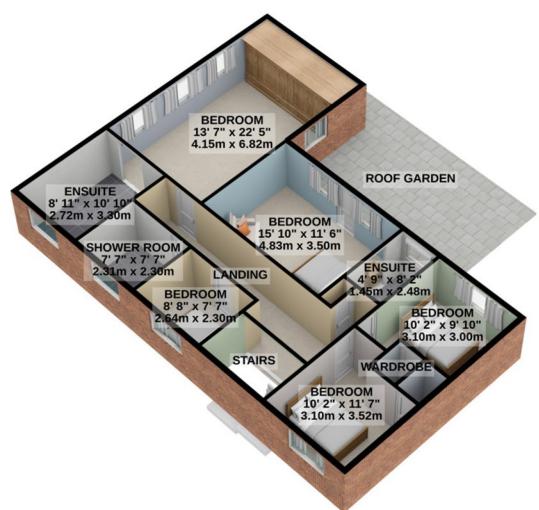


**Grounds:** Set in large established grounds, large 'Crete Print' front garden with electric gated access to parking for numerous cars. Extensive lawned gardens to the sides and rear with mature trees, shrubs and bushes. Timber decked patio area.

GROUND FLOOR  
2125 sq.ft. (197.4 sq.m.) approx.



1ST FLOOR  
1183 sq.ft. (109.9 sq.m.) approx.



TOTAL FLOOR AREA: 3308 sq.ft. (307.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		62   D
39-54	E		
21-38	F		
1-20	G		



**MCKENZIE**  
THE REAL ESTATE AGENT

78 TOPPING STREET  
BLACKPOOL FY1 3AD  
01253 499007  
MCKENZIEESTATES.CO.UK  
INFO@MCKENZIEESTATES.CO.UK

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