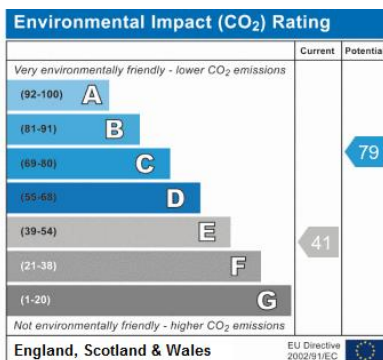
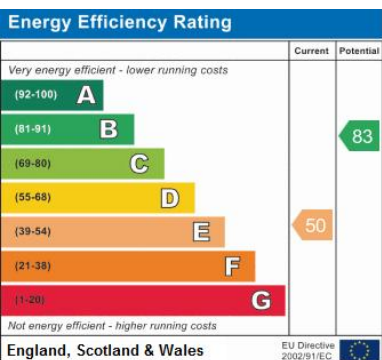




Watson Road, Blackpool, FY4 2DD

Price: £120,000



- Five Bedroom Mid Terrace Family Home
- Spacious Lounge & Large Dining Room
- Good Size Kitchen & Conservatory
- Four Good Size Bedrooms & Utility Room
- Four Piece Family Bathroom Suite
- Four Piece Family Bathroom Suite

Watson Road, Blackpool

ENTRANCE VESTIBULE

3' 4" x 3' 2" (1.03m x 0.99m)

Entrance via UPVC double glazed door. Wood laminate flooring throughout. Pendant light fitting with cornice style ceiling. Wood door with feature glazed panels leading into the hallway.

HALLWAY

15' 8" x 5' 10" (4.78m x 1.79m)

Wood laminate flooring throughout. Pendant light fitting. Single panel radiator. Stairs leading to the first floor accommodation.

LOUNGE

16' 0" x 11' 8" (4.89m x 3.56m)

UPVC double glazed bay window to the front elevation. Living flame effect gas fire with a feature surround and hearth. Carpeted throughout. Pendant light fitting and two additional wall light fittings. Single panel radiator. TV aerial point. Telephone point.

DINING ROOM

16' 6" x 11' 8" (5.05m x 3.56m)

Double glazed sliding patio door leading into the conservatory. Living flame gas fire with a feature surround and hearth. Carpeted throughout. Pendant fan light fitting and two additional wall light fittings. Single panel radiator.

KITCHEN

10' 2" x 5' 9" (3.11m x 1.77m)

UPVC double glazed window to the rear elevation. Features a range of eye and base level units with contrasting work surfaces and tiled elevations. Stainless steel sink and drainer unit. Integrated electric oven with four ring electric hob and overhead extractor canopy. Space for a freestanding fridge freezer. Plumbed for a dishwasher. Tile effect vinyl floor covering throughout. Ceiling light fitting.

CONSERVATORY

9' 10" x 9' 4" (3.01m x 2.86m)

UPVC double glazed conservatory with door leading out onto the rear garden. Tiled flooring throughout. One wall light fitting.

DOWNSTAIRS WC

6' 11" x 2' 7" (2.11m x 0.8m)

Features a two piece suite comprising of a low flush WC and a pedestal hand wash basin. Wood laminate flooring throughout. Ceiling light fitting.

FIRST FLOOR LANDING

12' 11" x 6' 7" (3.95m x 2.02m)

Carpeted throughout. Pendant light fitting. Single panel radiator. Stairs leading to the second floor accommodation.

BEDROOM ONE

12' 10" x 10' 11" (3.92m x 3.35m)

UPVC double glazed bay window to the front elevation. Features fitted robe storage with matching top boxes and central knee hole dresser unit. Carpeted throughout. Pendant light fitting. Single panel radiator.



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BEDROOM TWO

16' 6" x 10' 11" (5.05m x 3.35m)

UPVC double glazed window to the rear elevation. Features fitted robe storage. Carpeted throughout. Pendant light fitting. Single panel radiator.

BEDROOM TWO

16' 6" x 10' 11" (5.05m x 3.35m)

UPVC double glazed window to the rear elevation. Features fitted robe storage. Carpeted throughout. Pendant light fitting. Single panel radiator.

BEDROOM FIVE/UTILITY ROOM

8' 6" x 7' 3" (2.6m x 2.22m)

UPVC double glazed window to the front elevation. Carpeted throughout. Pendant light fitting. Single panel radiator. Plumbed for a washing machine. Space for a tumble dryer.

FAMILY BATHROOM

11' 7" x 7' 1" (3.54m x 2.18m)

UPVC double glazed window to the rear elevation. Features a four piece suite comprising of a low flush WC, pedestal hand wash basin, panelled bath and an electric double step in shower cubicle. Fully tiled elevations. Vinyl floor covering throughout. Inset spotlight fittings. Single panel radiator.

SECOND FLOOR LANDING

8' 8" x 5' 10" (2.66m x 1.8m)

Carpeted throughout. Large storage cupboard housing the water cylinder. Pendant light fitting.

BEDROOM THREE

11' 10" x 9' 7" (3.61m x 2.93m)

Velux window to the rear elevation. Carpeted throughout. Pendant light fitting. Single panel radiator.

BEDROOM FOUR

12' 7" x 9' 0" (3.85m x 2.76m)

UPVC double glazed window to the front elevation. Carpeted throughout. Pendant light fitting. Single panel radiator.

STUDY ROOM

6' 1" x 5' 11" (1.87m x 1.81m)

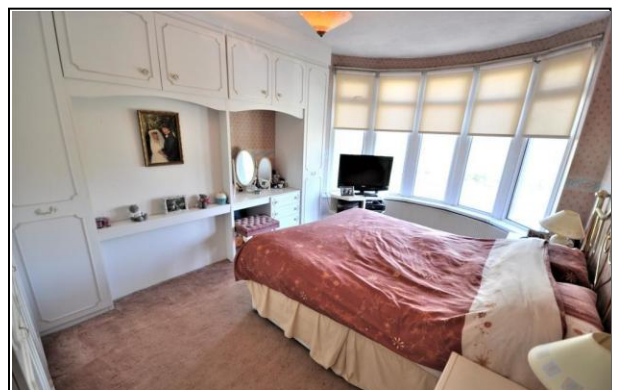
UPVC double glazed obscure window to the front elevation. Carpeted throughout. Pendant light fitting.

FRONT EXTERNAL

Low maintenance gravelled front garden with beds containing mature shrubs and bushes and a gated pathway leading to the property entrance.

REAR EXTERNAL

Low maintenance fully enclosed paved rear garden ideal for outdoor family entertainment.



Watson Road, Blackpool

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

TENURE

The property is **Freehold**

COUNCIL TAX

Band "C"

PLEASE NOTE

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