



**Waterloo Road, Blackpool**

Offers Over **£200,000**

# Waterloo Road

Blackpool, Blackpool

This impressive 5 bedroom semi-detached house offers spacious and versatile living accommodation, making it an ideal family home. The property boasts 2 reception rooms, providing ample space for both formal entertaining and every-day family living. With 5 well-proportioned bedrooms, there is plenty of room for everyone to relax and unwind. Convenience is key with a ground floor WC, offering added practicality for busy households.

The outside space of this property is equally as impressive. To the front, there is off road parking for multiple cars, providing ease and convenience for residents and guests alike. A side gate leads through to the rear garden, where you will find a low maintenance paved area, perfect for outdoor lounging and entertaining. For additional storage, a brick outhouse is available.

Don't miss out on the opportunity to call this delightful property your own.

Council Tax band: C

Tenure: Freehold

- 2 Reception Rooms
- 5 Bedrooms
- Ground Floor WC
- Off Road Parking



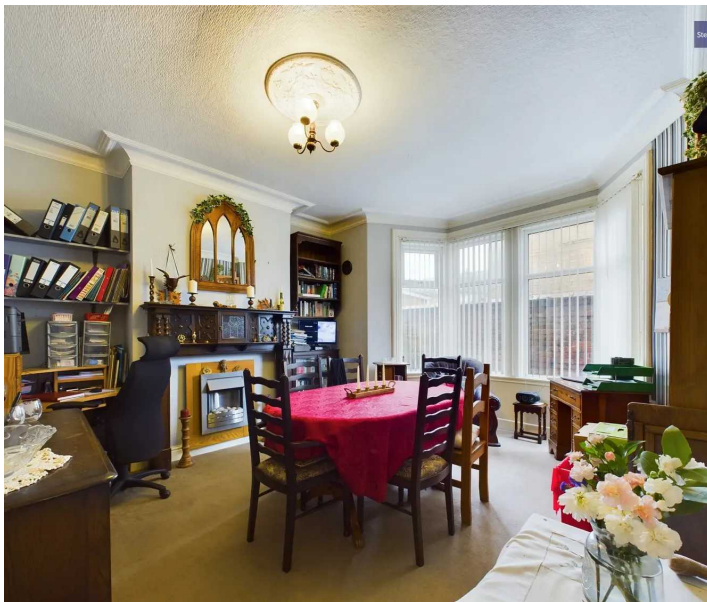


**Entrance vestibule**  
5' 2" x 4' 2" (1.58m x 1.26m)

**Hallway**

**Lounge**  
15' 6" x 13' 4" (4.72m x 4.07m)  
UPVC double glazed bay window to the front elevation, radiator, gas fire with surround.

**Dining Room**  
13' 6" x 15' 7" (4.11m x 4.76m)  
UPVC double glazed bay window to the side elevation, radiator, electric fire.





### **Kitchen**

11' 10" x 8' 0" (3.61m x 2.43m)

Matching range of base and wall units with fitted worktops, integrated oven and five ring gas hob with extractor hood, one and half bowl sink with draining board and mixer tap. UPVC double glazed window to the rear elevation.

### **Dining Area**

11' 9" x 10' 10" (3.59m x 3.31m)

UPVC double glazed patio doors leading onto the garden, laminate flooring, radiator and access to utility room.

### **Utility Room**

4' 9" x 3' 4" (1.44m x 1.02m)

Leading off from the dining area. UPVC double glazed window to the rear elevation.

### **WC**

8' 2" x 2' 5" (2.48m x 0.74m)

Ground floor WC with wash basin.





### Landing

25' 3" x 6' 1" (7.70m x 1.86m)

### Bedroom 1

12' 5" x 13' 1" (3.79m x 3.98m)

UPVC double glazed window to the front elevation, fitted wardrobes with overhead storage units and dressing table, radiator.

### Bedroom 2

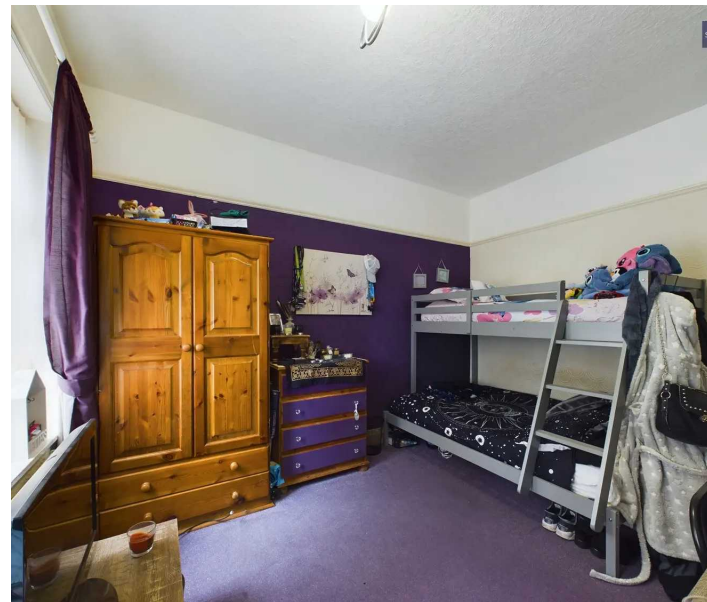
7' 10" x 12' 4" (2.40m x 3.77m)

UPVC double glazed window to the front elevation, radiator.

### Bedroom 3

9' 11" x 11' 11" (3.01m x 3.62m)

UPVC double glazed window to the side elevation, radiator and built in storage cupboards.





#### Bedroom 4

11' 11" x 10' 6" (3.62m x 3.19m)

UPVC double glazed window to the rear elevation, radiator.

#### Bathroom

6' 0" x 7' 9" (1.84m x 2.37m)

Four piece suite comprising of low flush WC, wash basin, freestanding bath and enclosed shower cubicle. UPVC double glazed opaque windows to the rear elevation, radiator.

#### Bedroom 5

10' 11" x 15' 6" (3.33m x 4.73m)

Loft conversion. UPVC double glazed window, radiator and access to storage cupboards.





### **FRONT GARDEN**

Off road parking to the front of the property. Side gate leading through to the garden at the rear.

### **REAR GARDEN**

Low maintenance paved garden to the rear with brick outhouse for storage.

### **OFF STREET**

2 Parking Spaces

Off road parking for multiple cars to the front of the property.









## Stephen Tew Estate Agents

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