

## 56 Watson Road, Blackpool, FY4 2DD

We welcome to the market a very generously proportioned four / five bedroom semi detached family home spread over three floors benefitting from a three piece bathroom and ground floor shower room. This chain free property is situated in a sought after residential location close to well regarded schools, amenities, local park. Briefly comprising entrance hall, lounge with bay window, second reception room with french doors onto the south facing rear garden. Kitchen, utility, ground floor bedroom and a stylish shower room all to the ground floor. On the first floor we have three good sized bedrooms and a spacious bathroom. Stairs leading to the second floor bedroom / attic conversion. Externally there is a south facing paved rear garden.

**Price £155,000**

# 56 Watson Road

, Blackpool, FY4 2DD



- Four / five bedroom semi detached family home
- High ceilings and spacious rooms throughout
- Close to well regarded schools
- No chain
- Bathroom & ground floor shower room
- Sought after residential location
- South facing rear garden

## External

Paved front garden

## Entrance hall

Stairs leading to the first floor, . Laminate flooring, radiator.

## Lounge

13'9" x 11'10" (4.21 x 3.63 )

Spacious lounge, UPVc double glazed bay window with blinds to the front aspect. Laminate flooring, radiator. Open gas fire.

## Second reception room

12'11" x 11'11" (3.94 x 3.64 )

Great sized second reception room, french doors onto the rear garden, laminate flooring, radiator.

## Kitchen

17'0" x 6'10" (5.19 x 2.10 )

Fitted wall and base units with worktops throughout, five ringed gas hob, extractor hood. CUISINE MASTER double oven, integrated dishwasher, stainless steel sink, laminate flooring. UPVc double glazed window, spotlights.

## Utility

Just off the kitchen tiled flooring, plumbed for washer and dryer with storage cupboards.

## Bedroom four

12'9" x 5'5" (3.91 x 1.67 )

On the ground floor, Laminate flooring,UPVc double glazed window to the side aspect & radiator.

## Shower room

8'0" x 6'6" (2.45 x 1.99)

Walk in double shower cubicle, Lino style flooring, wash hand basin with mixer tap. Large fitted mirror, Wc. Frosted UPVc double glazed window, part tiled walls. Extractor fan.

## Landing

## Bedroom two

13'10" x 11'10" (4.22 x 3.62 )

Generously sized bedroom, UPVc double glazed bay window with blinds, carpeted & radiator.

## Bedroom three

12'11" x 11'10" (3.95 x 3.63)

Double bedroom, laminate flooring, UPVc double glazed window to the rear aspect. Radiator.

## Bathroom

8'2" x 7'3" (2.50 x 2.21 )

Three piece bathroom, Bath with shower over, two frosted UPVc double glazed windows, wash hand basin. Wc, laminate flooring.

## Bedroom five

8'11" x 7'2" (2.73 x 2.20)

Tiled flooring, UPVc double glazed window, blinds to the front aspect, radiator.

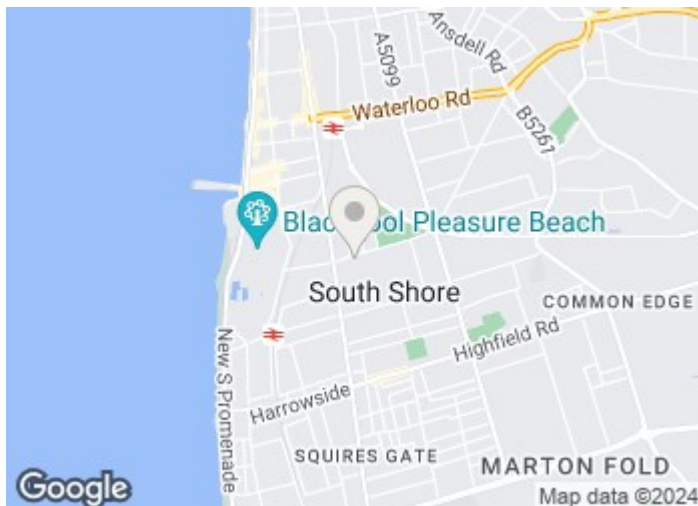
## Bedroom one / attic

17'8" x 10'10" (5.39 x 3.31)

Stairs leading to the attic bedroom, Two velux windows, carpeted.

## Rear garden

South facing paved rear garden.



## Directions



# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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