



141 High Street, Blackpool,
FY1 2DL

£198,950

***** AN AMAZING AND TRULY UNIQUE HOME *****

We've never seen a property like this before, and viewing is **TRULY** your only option to fully appreciate this distinctive home. The front aspects present a **TWO** reception, **FOUR** bedroom end garden terraced house with family bathroom plus **EN-SUITE** to master loft bedroom.

To the side is the large **GARAGE** with an apartment above currently providing an income of c.£6480 per annum on an **AST**. Now to the rear ! As you proceed towards the **MAIN** lounge you step into a double height family room which is **AMAZING !**. With bi-fold doors to the private **COURTYARD**, open to the **FITTED** kitchen and heading past the **UTILITY** room, upstairs to bedroom **FIVE** with its mezzanine balcony looking back over the lounge.

- **FIVE** bedrooms
- **THREE** bathrooms
- **PLUS** self-contained **APARTMENT**
- Invaluable **GARAGE** plus **PARKING**
- Within **1/4** mile of **TOWN CENTRE**.
- ... **A MUST SEE !**

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Vestibule: Decorative tiled floor.

Lounge: 15'5" x 12'4" (4.70 m x 3.76 m) Wood effect laminate flooring, Coved ceiling, UPVC double glazed bay window, Double radiator, Double doors to:-

Hallway: Understairs storage, Part decorative tiled floor, Part wooden flooring, Spindled staircase, Two radiators, UPVC double glazed patio doors to courtyard.

Dining Room: 14'0" x 12'5" (4.27 m x 3.78 m) Tiled floor, UPVC double glazed patio doors to courtyard.

Shower Room: Comprising; Shower 'wet' area with tiled walls and floor, Pedestal wash basin, High flush WC, UPVC double glazed window, Heated towel rail/radiator.

Family Room/Kitchen: 29'8" x 15'6" (9.04 m x 4.72 m) Amazing open plan room with atrium ceiling and Velux opening lights, Open to kitchen and overlooked from bedroom 5 and mezzanine balcony, Wood effect laminate flooring, Freestanding log burner, Bi-fold doors, Directly open to the courtyard garden.

...Kitchen Area: Modern range of fitted wall and base cupboard units, Complementary worktops and island, Built in double oven, hob and dishwasher, Stainless steel sink and drainer.

Utility: 15'7" x 5'5" (4.75 m x 1.65 m) Wall and base cupboard, Staircase to bedroom 5, Gas central heating boiler, UPVC double glazed window.

First Floor - Rear (Mezzanine level):

Bedroom 5: 15'8" x 9'11" (4.78 m x 3.02 m) Velux skylight window, Double radiator, Double doors to:-

Mezzanine Balcony: Overlooks family room.

First Floor (Front of building):

Landing: Split level landing, Understairs storage, Staircase to second floor.

Bedroom 1: 16'6" x 11'6" (5.03 m x 3.51 m) Two UPVC double glazed windows, Double radiator.

Bedroom 2: 10'10" x 9'7" (3.30 m x 2.92 m) UPVC double glazed window, Double radiator.

Bathroom: Comprising; Panelled bath with overhead shower and screen, Pedestal wash basin, Integrated WC, Part tiled walls, UPVC double glazed window, Radiator.

Bedroom 3: 9'2" x 9'0" (2.79 m x 2.74 m) UPVC double glazed window, Radiator.



Second Floor:

Bedroom 4: 17'7" x 16'6" (5.36 m x 5.03 m) UPVC double glazed window, Two double glazed skylight windows, Radiator.

En-Suite: Shower cubicle with tiled walls, Wash basin, Low flush WC.

Apartment Annex: Located above the garage - Currently let providing an income of circa £6480 per annum.

...Lounge/Kitchenette: 14'7" x 14'5" (4.44 m x 4.39 m) Comprising; Panelled bath with overhead shower and screen, Pedestal wash basin, Integrated WC, Part tiled walls, UPVC double glazed window, Radiator.

...Bedroom: 8'2" x 7'8" (2.49 m x 2.34 m) Three built in wardrobes, Double glazed skylight window.

...Bathroom: Comprising; Panelled bath with shower attachment and screen, Low flush WC, Vanity wash basin.

Outside:

Front: Concreted path and driveway, Artificial lawn.

Rear Courtyard: Mainly paved with flowered beds to border. Enclosed with outstanding privacy.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1771.00 (2024/25)

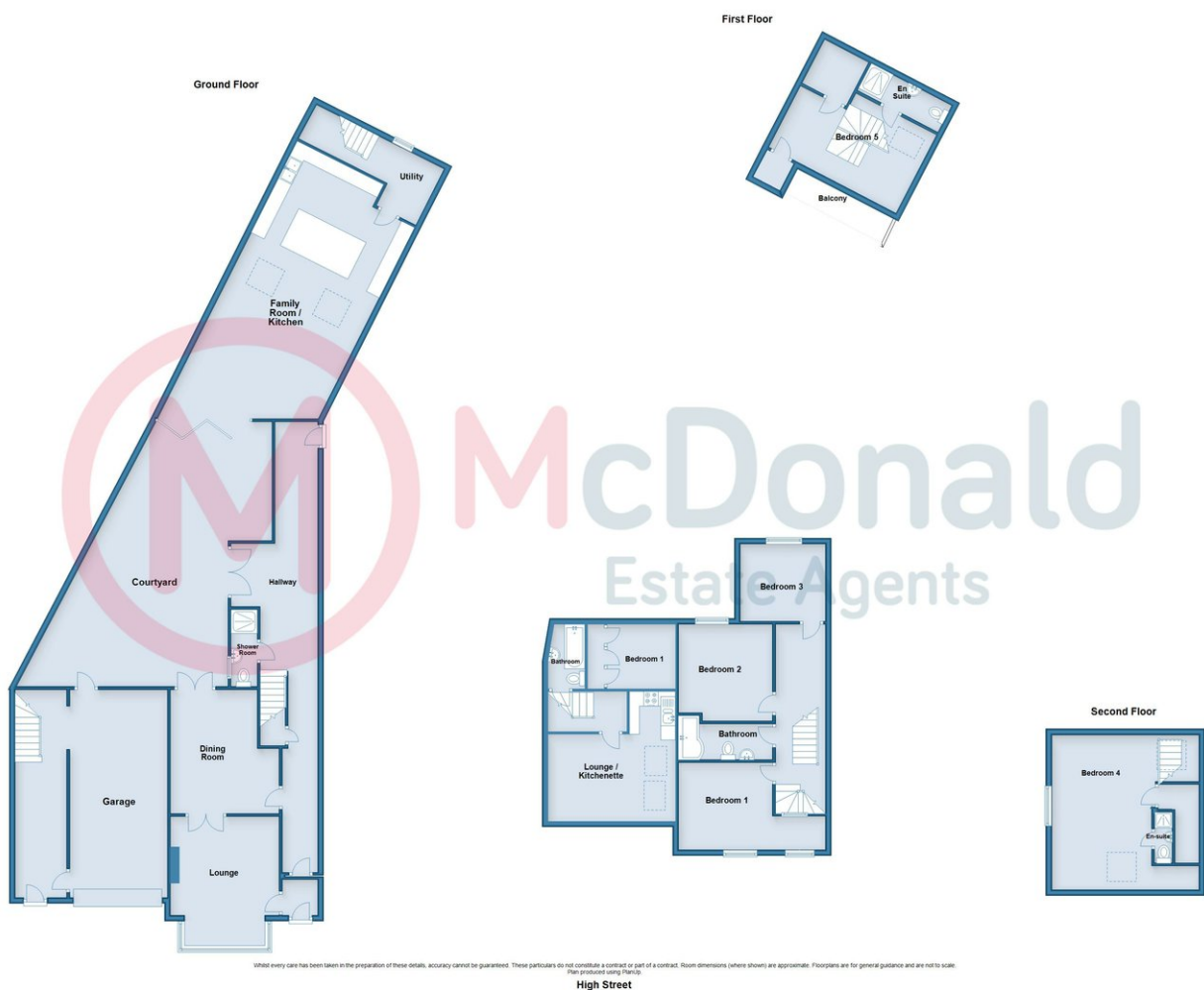


Directions: Take Whitegate drive and proceed north to the traffic lights at the end and turn left into Church Street. Travel to the third set of lights and turn right into Cookson Street. Travel to the lights; turn left into Talbot Road and follow the road to the right into Dickson Road. Turn fourth right into Cocker Street, High Street crosses Cocker Street.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | 58 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |



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