



**4 Watson Mews, Watson Road,
Blackpool, FY4 3EE**

£170,000

***** Immaculately Presented Three-Storey Family Home *****

This beautifully maintained mid-mews property, built circa 2007, has been thoughtfully refurbished in recent months and offers stylish, spacious accommodation across three floors.

The home features 3/4 generously sized bedrooms, including a master with en-suite, a bright and airy main lounge with a desirable south-facing aspect, and a stunning open-plan dining kitchen complete with integrated appliances. There are 2.5 contemporary bathrooms, including a modern family bathroom, en-suite shower room, and a convenient ground floor WC.

Externally, the property benefits from a sunnier south-facing aspect, off-street parking, and an invaluable garage for additional storage or vehicle use.

Early internal viewing is highly recommended to fully appreciate the space, style, and quality this lovely home has to offer.

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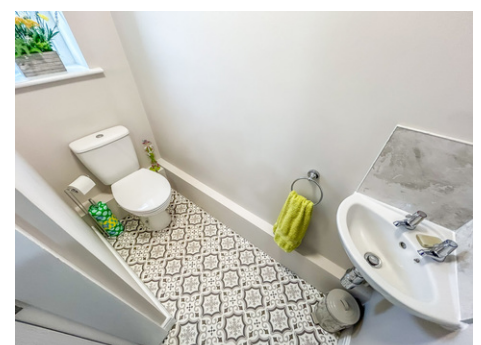
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- **THREE / FOUR Bedrooms**
- **Lounge**
- **STYLISH fitted dining kitchen**
- **Family bathroom**
- **En-suite**
- **Additional WC**
- **Utility Room**
- **SOUTH to rear**
- **Garage PLUS parking.**
- **IMMACULATE / Refurbished**

Open Porch.

Hall: UPVC double glazed front door, Radiator.

Ground Floor WC: Low flush WC, Wash basin, UPVC double glazed window.

Bedroom 4 (Living Room): 10'5" x 9'8" (3.17 m x 2.95 m) UPVC double glazed patio doors to rear garden, Radiator.

Utility Room: 10'5" x 6'7" (3.17 m x 2.01 m) Comprising; Roll edge worktop, Stainless steel sink, Plumbed for washing machine, Gas central heating boiler, UPVC double glazed window and rear door.

First Floor:

Landing: Staircase to the first floor.

Main Lounge: 16'9" x 10'5" (5.11 m x 3.17 m) UPVC double glazed window and patio doors to 'Juliette Balcony', Radiator

Dining Kitchen: 13'3" x 9'8" (4.04 m x 2.95 m) Stylish range of fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, Dishwasher, Fridge and Freezer, One and a half bowl stainless steel sink, UPVC double glazed window, Radiator.

Office (Bedroom 3): 6'7" x 6'7" (2.01 m x 2.01 m) UPVC double glazed window, Radiator.



Second Floor:

Landing.

Bedroom 1: 13'1" x 10'5" (3.99 m x 3.17 m) UPVC double glazed window, Radiator.

...**En-Suite:** Comprising; Tiled shower cubicle, Pedestal wash basin, Low flush WC, Heated towel rail/radiator.

Bathroom: Modern three piece bathroom comprising; Panelled bath with shower attachment, Low flush WC, Pedestal wash basin, Part tiled walls, Heated towel rail/radiator.

Bedroom 2: 16'9" x 7'5" (5.11 m x 2.26 m) UPVC double glazed window, Radiator.

Outside:

Front: Paved path and tarmacadam driveway

Rear: South facing, Mostly as paved patio, 'Brick outbuildings', Flowerbed.

Parking: Off street parking to the front plus integral garage with an up and over door.

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.

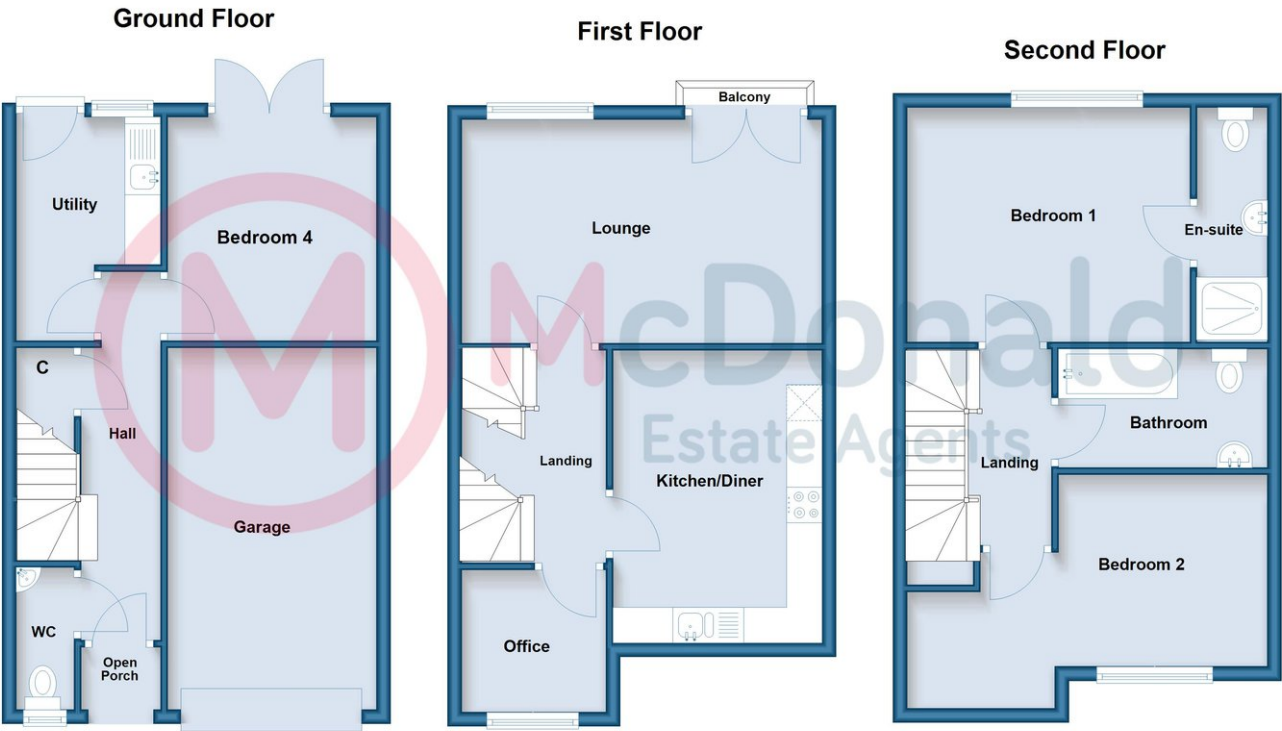
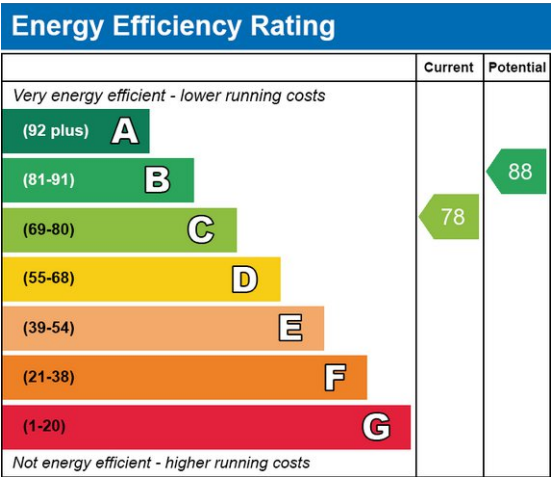
Council Tax: Band - B £1860.61 (2025/26)



Directions: Travel south along Whitegate Drive. At Oxford Square proceed straight ahead, bearing right into Waterloo Road. At the first major junction continue over onto Marton Drive continue to the next set of lights bear left into Watson Road, Watson Mews can be found a short distance down on the right hand side.

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.



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Watson Mews

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