



7 Leeds Road, Blackpool,
FY1 4HQ

£149,950

This modern and exceptionally spacious mid-terraced home offers superb family accommodation, featuring **FOUR** well-proportioned bedrooms and a contemporary family bathroom to the first floor.

The ground floor boasts **TWO** separate reception rooms, with the dining room flowing seamlessly into a **STYLISH** fitted breakfast kitchen, further complemented by a practical utility room.

Beautifully blending period character with modern décor, this impressive home is ideally situated just 100 yards from Whitegate Drive, placing a wide range of local shops, schools and amenities within easy reach.

- **FOUR** bedrooms
- **TWO** large reception rooms
- Super **STYLISH** breakfast kitchen
- Modern bathroom
- UPVC double glazing
- Gas central heating
- Close to **LOCAL** shops



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Vestibule: Double glazed composite front door, Meter cupboard.

Hall: Coved ceiling, Staircase, Radiator.

Lounge: 15'11" x 11'10" (4.85 m x 3.61 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Room: 14'4" x 12'6" (4.37 m x 3.81 m) Understairs storage, Tiled floor, Coved ceiling, UPVC double glazed window, Radiator. Open to:-

Breakfast Kitchen: 10'2" x 9'11" (3.10 m x 3.02 m) Modern fitted wall and base cupboard units, Complementary worktops and breakfast bar, Built in oven, microwave, hob and extractor, Stainless steel sink and drainer, Tiled splash back, Tiled floor, UPVC double glazed window, Radiator.

Ground Floor WC: Low flush WC, Wash basin, Half tiled walls, Tiled floor, UPVC double glazed window.

Utility Room: 9'11" x 6'11" (3.02 m x 2.11 m) Roll edge worktops, Stainless steel sink, Plumbed for washing machine, Combi gas central heating boiler, Tiled floor, UPVC double glazed window and rear door.

First Floor:

Landing: Split level landing, Radiator.

Bedroom 1: 15'3" x 12'11" (4.65 m x 3.94 m) Attractive fitted bedroom furniture including wardrobes, Two UPVC double glazed windows, Radiator.

Bedroom 2: Coved ceiling, UPVC double glazed window, Radiator.

Bathroom: Modern three piece bathroom comprising; Combination 'P' shaped bath/shower, Pedestal wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window, Heated towel rail/radiator.

Bedroom 3: 7'4" x 6'10" (2.24 m x 2.08 m) UPVC double glazed window.

Bedroom 4: 9'10" x 6'4" (3.00 m x 1.93 m) UPVC double glazed window, Radiator.

Outside:

Front:

Rear Garden: Concrete for ease of maintenance, Brick outbuilding.

Parking: Permit parking to street, Possible off street parking to the rear.

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 £1954.73 (2026/27)



Directions: Take Whitegate Drive heading south, Leeds Road can be found second on the right.

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 plus)	A		
(81-91)	B		80
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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