



23 Coopers Way, Blackpool,  
FY1 3RJ

**£119,950**

This modern mews home offers generous living space across three storeys and presents an excellent opportunity for further improvement. The property features three double bedrooms and two bathrooms, including an en-suite to the principal bedroom, as well as a convenient ground floor WC.

Ideally situated just 0.6 miles from North Shore train station and the town centre, the home is well placed for both commuters and local amenities.

Offered with no onward chain.

- Three DOUBLE bedrooms
- TWO bathrooms
- Additional WC
- Lounge
- DINING kitchen
- UPVC double glazing; Gas central heating
- Parking space
- Needs work throughout
- Close to TOWN CENTRE



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**Hall:** Double glazed composite front door, Staircase.

**Lounge:** 14'8" x 11'0" (4.47 m x 3.35 m) Understairs storage, UPVC double glazed window, Double radiator.

**Dining Kitchen:** 14'6" x 9'1" (4.42 m x 2.77 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, One and a half bowl stainless steel sink, Plumbed for washing machine, UPVC double glazed window and patio doors, Double radiator.

**Ground Floor WC:** Low flush WC, Wash basin, Radiator.

#### **First Floor:**

**Landing:** Spindled staircase to the second floor, UPVC double glazed window, Double radiator.

**Bedroom 2:** 14'7" x 8'11" (4.44 m x 2.72 m) Two UPVC double glazed window, Radiator.

**Bedroom 3:** 9'2" x 7'9" (2.79 m x 2.36 m) UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath, Pedestal wash basin, Low flush WC, Part tiled walls, Radiator.

#### **Second Floor:**

**Master Bedroom:** 18'9" x 11'2" (5.71 m x 3.40 m) UPVC double glazed window and double glazed skylight, Two radiators.

**En-Suite:** Comprising; Tiled shower cubicle, Low flush WC, Pedestal wash basin, Double glazed skylight window, Radiator.

#### **Outside:**

**Front:** Open plan with small lawn.

**Rear:** Grassed, Paved path.

**Parking:** Off street parking to the front.

**Gas:** Gas tested 17th October 2025. (Gas safety Record available to view in the office).

**Tenure:** We have been informed that the property is leasehold; 999 years from 1st January 2007; Ground rent is £437.05 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - C £2233.97 (2026/27)

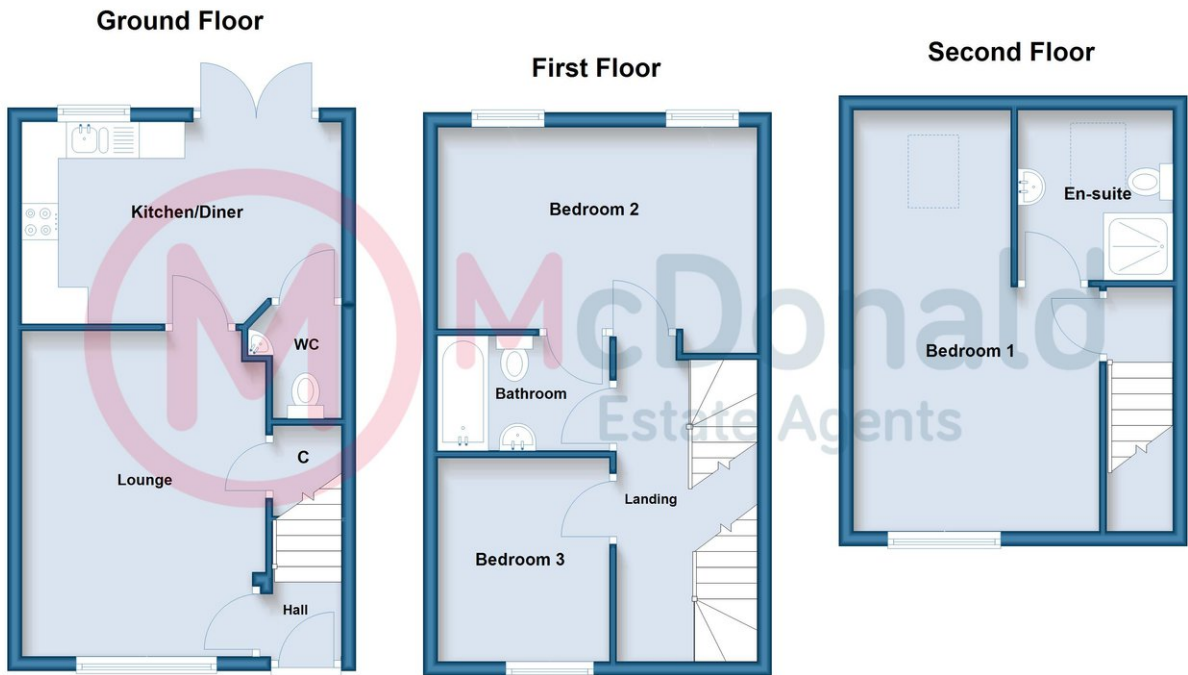


**Directions:** Take Devonshire Road heading north to the main traffic light junction at Talbot Road. Turn left onto Talbot Road and Coopers Way can be found first turning on the right hand side.

**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.

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



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Plan produced using PlanUp.

Coopers Way

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