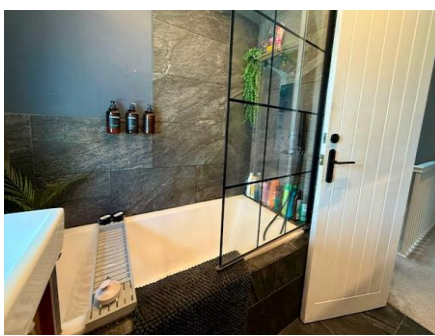
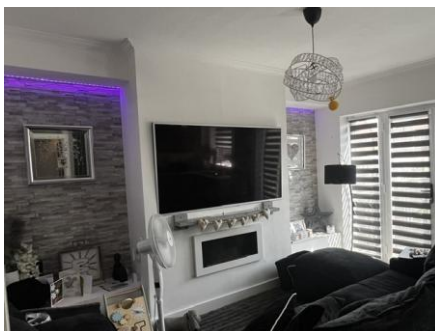


‘ FABULOUS FIRST TIME BUY ‘



232 WATSON ROAD BLACKPOOL FY4 3EG
PRICE £145,000

- . BAY FRONTED GARDEN TERRACE
- . THREE BEDROOMS
- . LOUNGE & OPEN PLAN DINING KITCHEN
- . UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- . SOUTH FACING GARDEN
- . GARAGE
- . BEAUTIFULLY PRESENTED THROUGHOUT
- . FACIAS & SOFFITS RECENTLY REPLACED
- . BOILER APPROX 10 YEARS OLD
- . WASH HOUSE RECENTLY RE ROOFED

DESCRIPTION Stylishly presented throughout, this attractive bay fronted garden terrace occupies a popular and convenient position on Watson Road, offering easy access to the motorway network, Blackpool town centre and well regarded schools. Ideally suited to a first time buyer, the accommodation comprises an entrance hall, lounge and a superb open plan dining kitchen fitted with contemporary grey gloss units. To the first floor are three bedrooms and a modern bathroom with a white suite. Outside, there is a garden to the front, while the sunny south facing rear garden features paved and timber decked seating areas. A useful outbuilding, plumbed for a washing machine, and a garage accessed from the rear completes this impressive home. Internal viewing is highly recommended.

LOCATION Proceeding out of Blackpool along St Annes Road to the traffic light junction with Watson Road and turn left. The property can be found some distance along on the right.



232 WATSON ROAD BLACKPOOL

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE HALL Radiator, staircase, understairs storage cupboard.

LOUNGE 12'9 X 11'4. UPVC double glazed window, radiator.

DINING KITCHEN (11'2 X 12'5) & (9'7 X 5'10). Fitted with a range of grey gloss base units and worktops with bevelled edges incorporating a 1 ½ bowl single drainer ceramic sink unit with mixer tap cover, built in oven, hob and hood, integrated fridge freezer, matching eye level cupboards, UPVC double glazed window and UPVC double glazed French doors to rear.

ON THE FIRST FLOOR

LANDING

BEDROOM NO 1 12'7 X 10'0. UPVC double glazed window, radiator, fitted wardrobes.

BEDROOM NO 2 12'5 X 11'0. UPVC double glazed window, radiator, fitted wardrobes.

BEDROOM NO 3 7'4 X 5'5. UPVC double glazed window, radiator.

BATHROOM & W.C Fitted with a modern white suite comprising panelled bath with shower over, vanity sink unit, W.C – low suite, ceramic tiled floor and walls, radiator, Vaillant combi boiler, UPVC double glazed window.

OUTSIDE

GARDEN TO FRONT

REAR GARDEN Paved, timber decking and lawned areas.

GARAGE Up and over and personal door.

WASHHOUSE Plumbing for washing machine. UPVC double glazed door.

TENURE Freehold.

SERVICES All mains services – gas fired central heating.

VIEWINGS Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week.

EPC RATING:- D COUNCIL TAX BAND:- B