



11 Wayman Road, Blackpool

Blackpool

Offers Over **£110,000**

11 Wayman Road

Blackpool, Blackpool

This well-presented three bedroom mid-terraced house is ideally situated in the heart of Blackpool, offering convenient access to a wide range of local amenities, transport links and reputable schools, making it a perfect choice for families and professionals alike. Upon entering the property, you are welcomed by a spacious entrance hallway that leads directly into the inviting lounge, which is perfectly suited for relaxing or entertaining guests. The separate dining room provides ample space for family meals and gatherings, while the adjoining kitchen is well-equipped and thoughtfully laid out to maximise both functionality and storage. Upstairs, the landing gives access to three generously proportioned bedrooms, each offering comfortable accommodation. The master bedroom benefits from fitted wardrobes, providing excellent storage solutions and helping to keep the space organised and clutter-free. The newly refurbished family bathroom features contemporary fixtures and fittings, offering a fresh and modern environment for daily routines. Throughout the property, additional storage areas have been incorporated to ensure that all practical needs are met. The house is presented in good decorative order, with neutral tones and quality finishes that create a welcoming and versatile living environment. Its central location ensures that residents are just moments away from shopping facilities, leisure amenities and public transport options, making commuting and day-to-day living both easy and convenient. This property represents an excellent opportunity to acquire a spacious and well-maintained home in a sought-after area of Blackpool, combining comfort, practicality and a superb location. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

Council Tax band: A

Tenure: Freehold

- 3 Bedroom Terraced House in the heart of Blackpool close to local amenities, transport links and schools
- Entrance Hallway leading into the Lounge, Dining Room and Kitchen
- Landing leading to the 3 Bedrooms and the Newly Refurbished Family Bathroom
- Master Bedroom contains fitted wardrobes
- Storage throughout the property
- North Facing Rear Garden with Shed





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Entrance Hallway
9' 8" x 2' 11" (2.95m x 0.88m)

Lounge
12' 10" x 15' 11" (3.91m x 4.84m)

Dining Room
9' 9" x 12' 6" (2.98m x 3.80m)

Kitchen
9' 11" x 6' 5" (3.01m x 1.95m)

Landing
13' 3" x 6' 4" (4.04m x 1.92m)

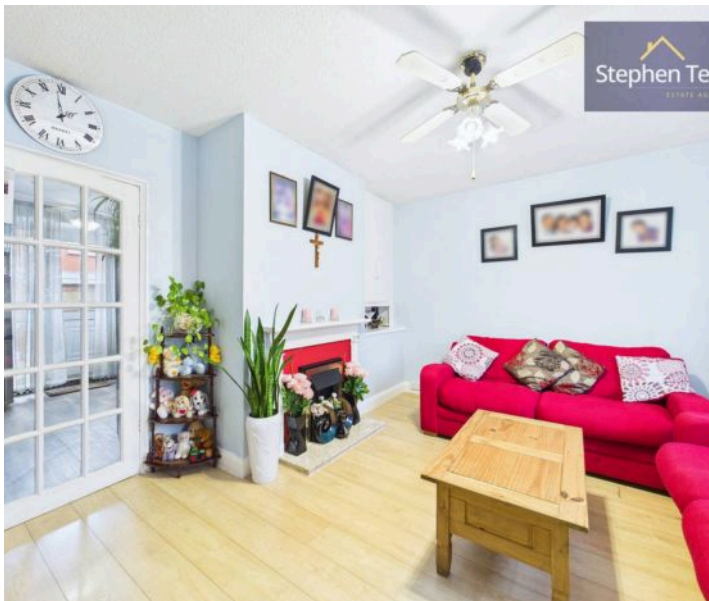
Landing
2' 11" x 5' 5" (0.90m x 1.65m)

Bedroom 1
11' 4" x 12' 1" (3.46m x 3.69m)

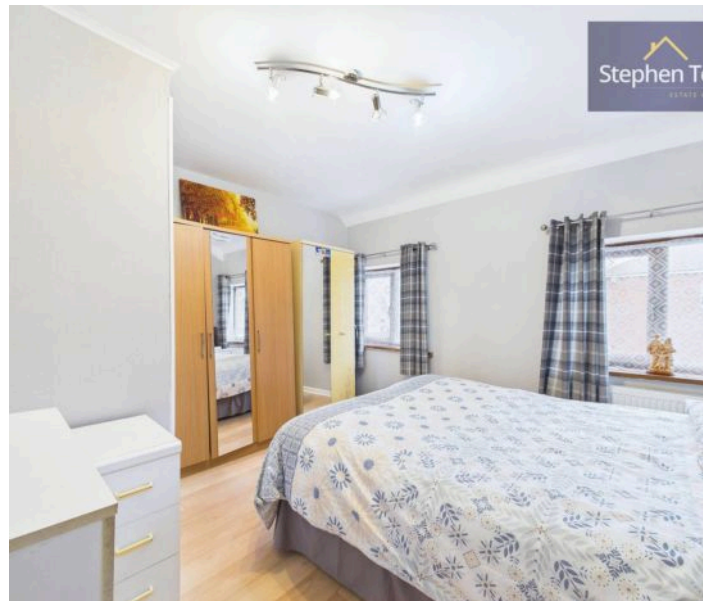
Bedroom 2
9' 8" x 11' 8" (2.95m x 3.55m)

Bedroom 3
10' 0" x 7' 4" (3.04m x 2.23m)

Bathroom
7' 1" x 5' 0" (2.16m x 1.53m)



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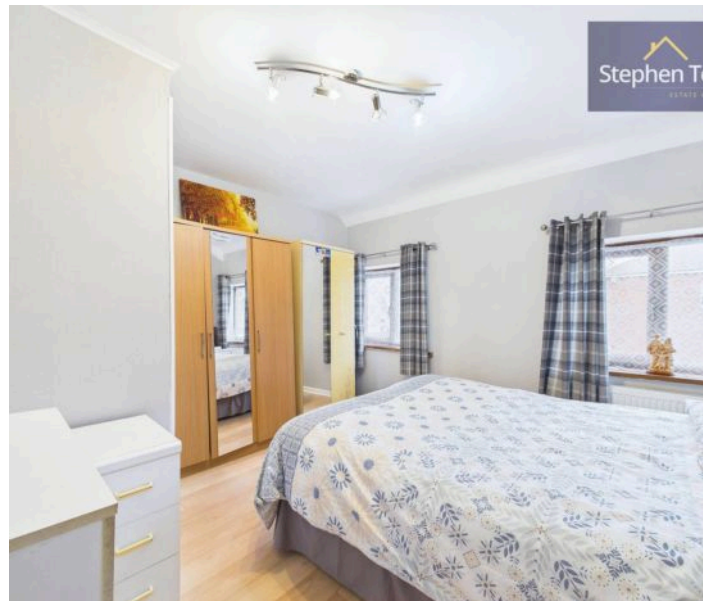
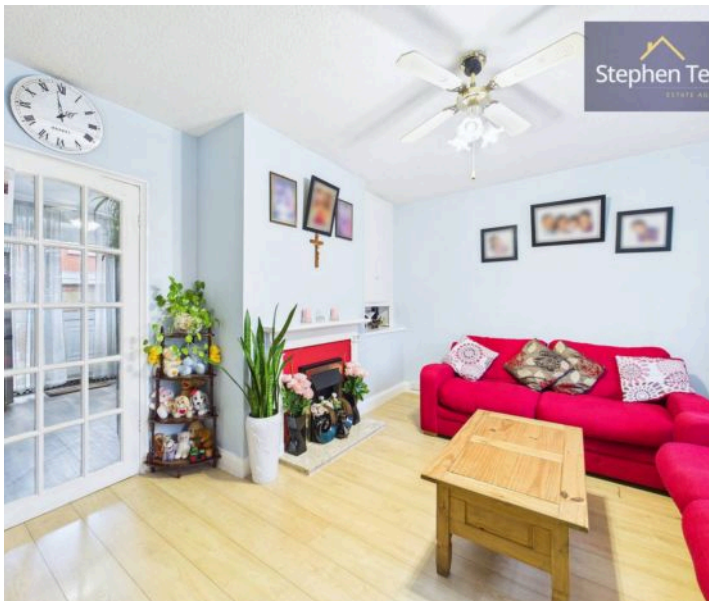
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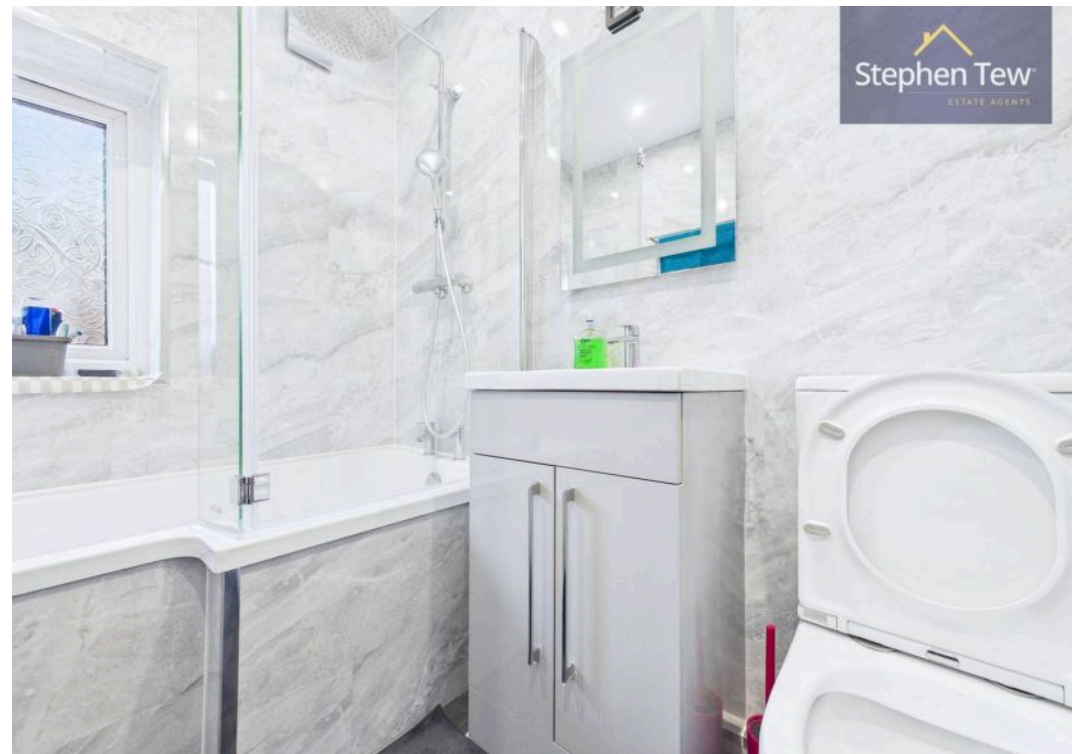
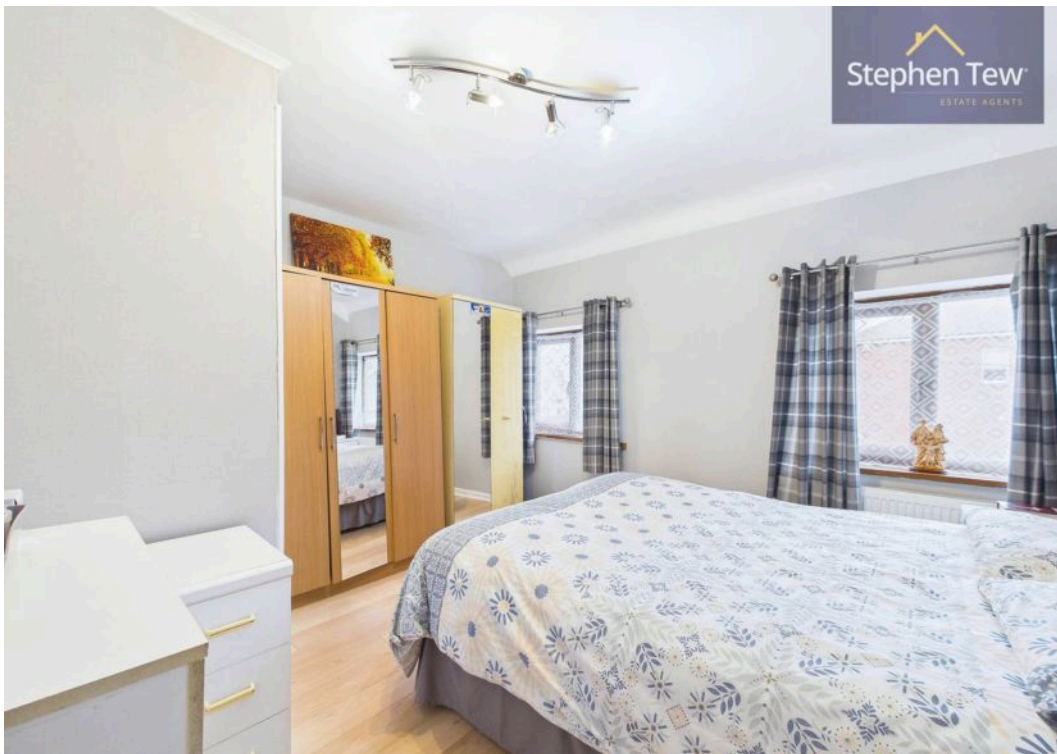
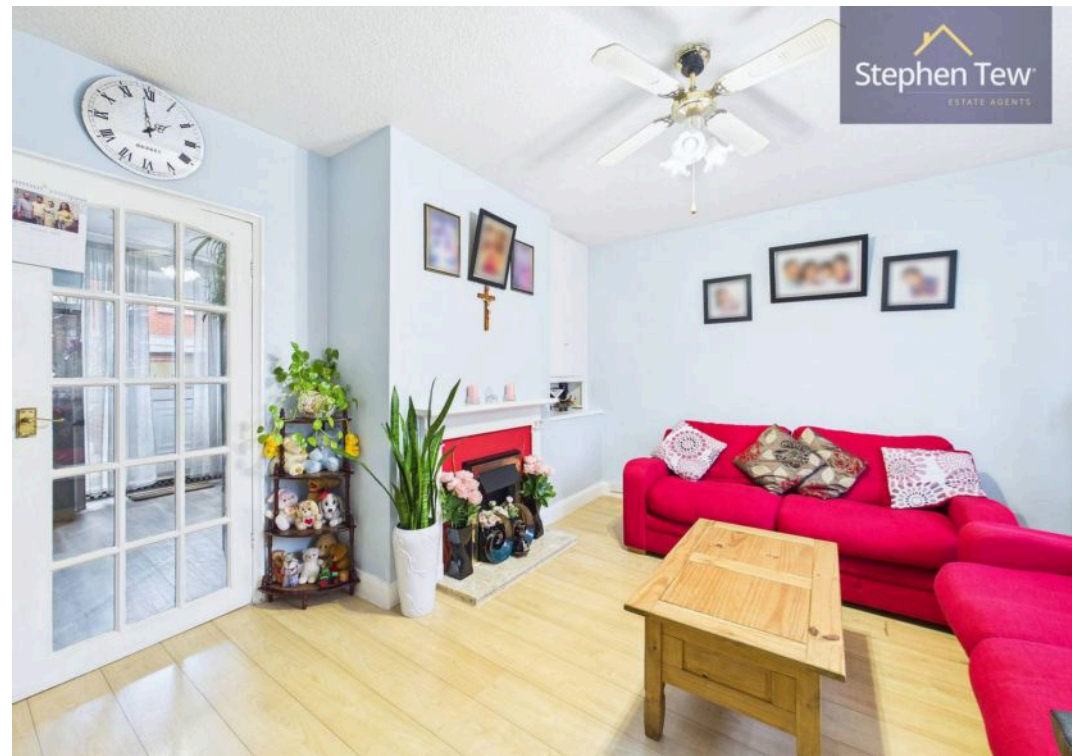
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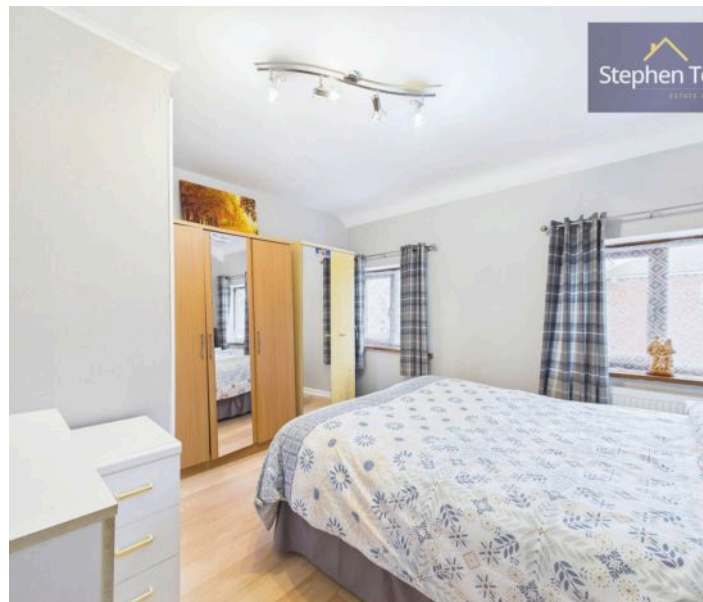
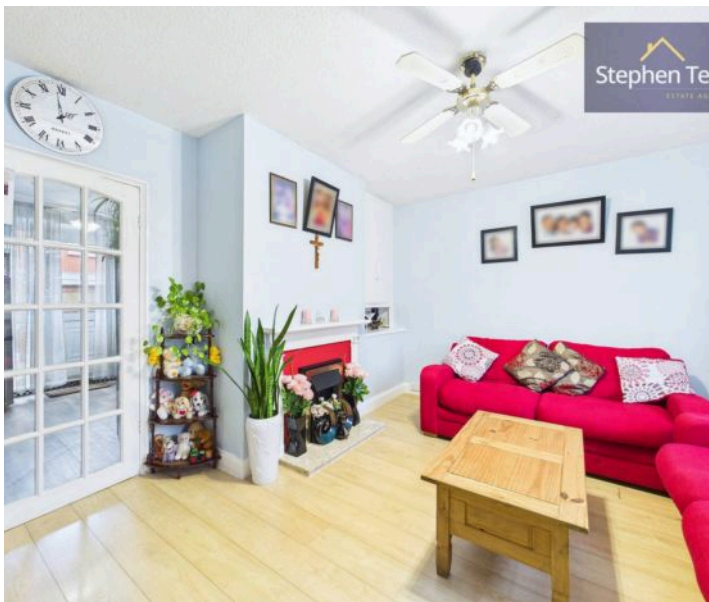




GARDEN

ON STREET

1 Parking Space





Floor 1



Floor 2



Approximate total area⁽¹⁾

861 ft²

79.9 m²

Reduced headroom

7 ft²

0.7 m²

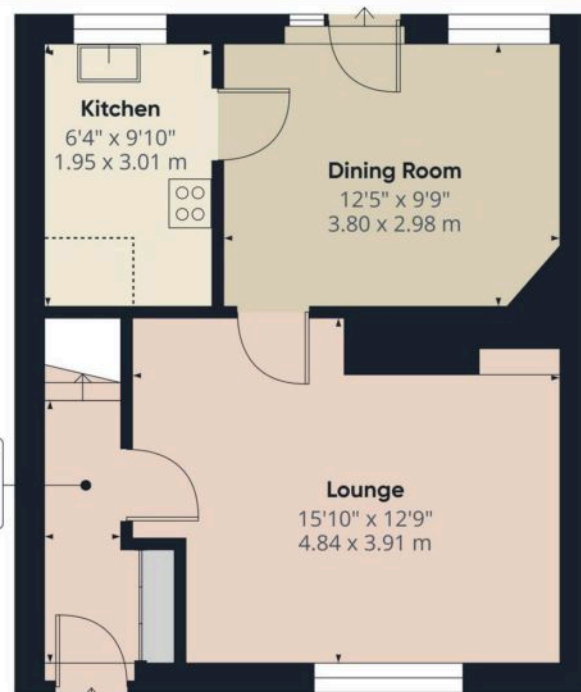
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DRAFT 360



Floor 1



Approximate total area⁽¹⁾

417 ft²

38.7 m²

Reduced headroom

7 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DRAFT 360



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