



58a Watson Road, Blackpool

Blackpool

Offers Over £200,000

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Blackpool

Located in a popular residential area, this charming three-bedroom semi-detached house offers a comfortable family abode.

The property features an entrance hallway with convenient cloakroom, two spacious reception rooms, providing ample space for various living arrangements. The kitchen is well-appointed, offering a functional layout for preparing meals, while a utility room adds further convenience. A ground floor WC is a practical addition for busy households.

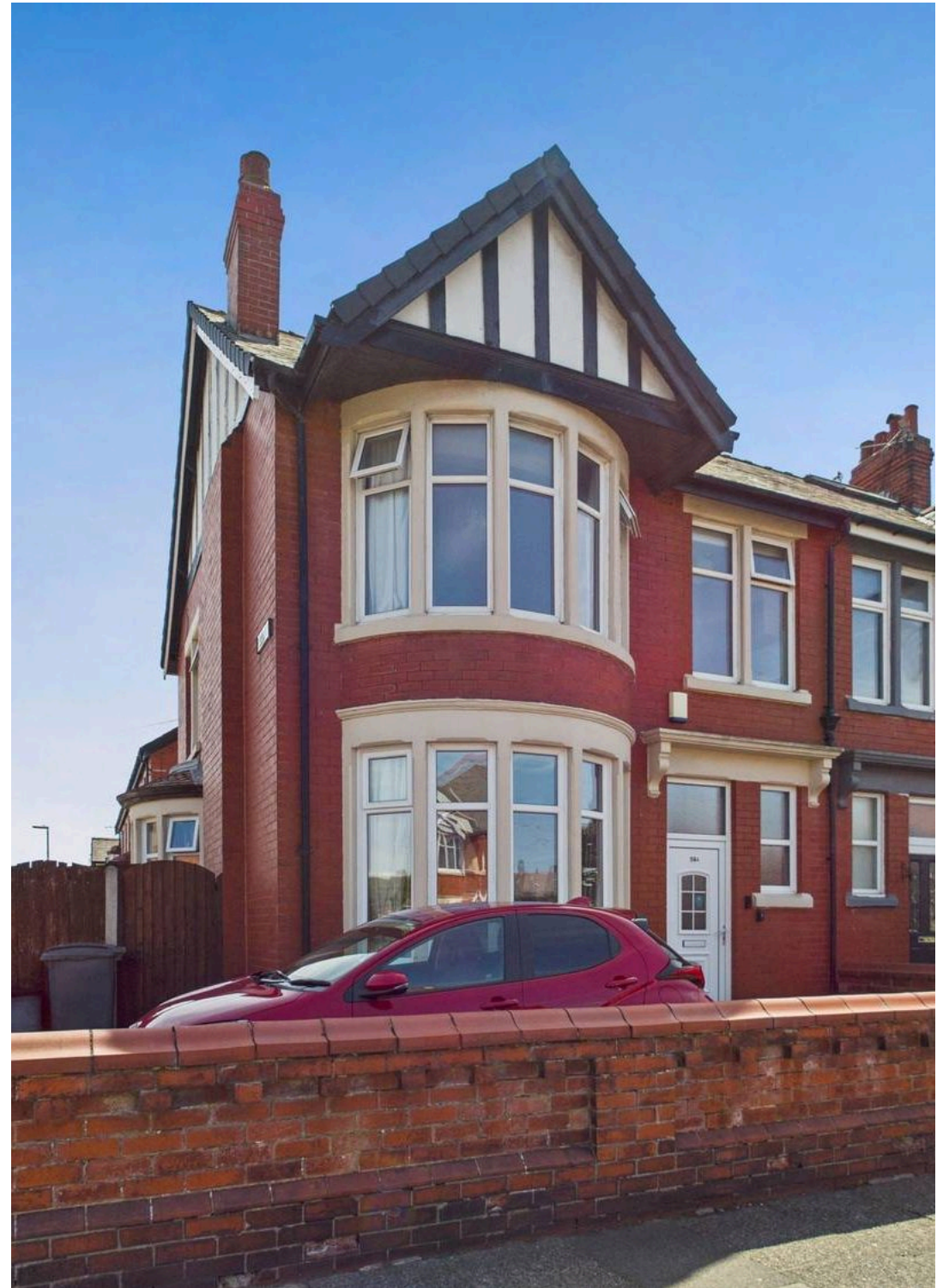
Ascending the stairs, you will find three generously sized bedrooms, each offering a tranquil retreat for rest and relaxation. The three piece suite family bathroom is well-equipped, catering to the needs of the household. Additionally, the property boasts a fully boarded loft room, accessible via a staircase, providing a versatile space for a home office, playroom, or extra storage. The loft room is complemented by loft storage cupboards for added convenience.

Situated in close proximity to local schools, shops, and amenities, residents will enjoy the convenience of urban living. Off-road parking adds to the property's practicality, while an enclosed corner plot garden provides a private outdoor space for leisure and recreation.

In summary, this semi-detached family home presents an excellent opportunity for those looking to settle in a well-connected location with ample living space and modern comforts. Book a viewing now to experience the allure of this inviting property first hand.

Council Tax band: D

Tenure: Freehold





- Extended Semi-Detached Family Home In Popular Residential Location
- Two Reception Rooms, Kitchen, Utility Room, Ground Floor WC
- Three Generously Sized Bedrooms, Family Bathroom
- Fully Boarded Loft Room Accessible Via Staircase
- Within Close Proximity To Local Schools, Shops And Amenities
- Off Road Parking, Enclosed Corner Plot Garden
- Boiler is approx. 12 years old, last serviced June 2025, property is on a water meter





Entrance Vestibule

3' 5" x 3' 6" (1.04m x 1.06m)

Hallway

14' 6" x 7' 3" (4.42m x 2.20m)

Cloakroom

Lounge

13' 11" x 12' 2" (4.23m x 3.70m)

Dining Room

12' 0" x 13' 0" (3.65m x 3.95m)

Kitchen

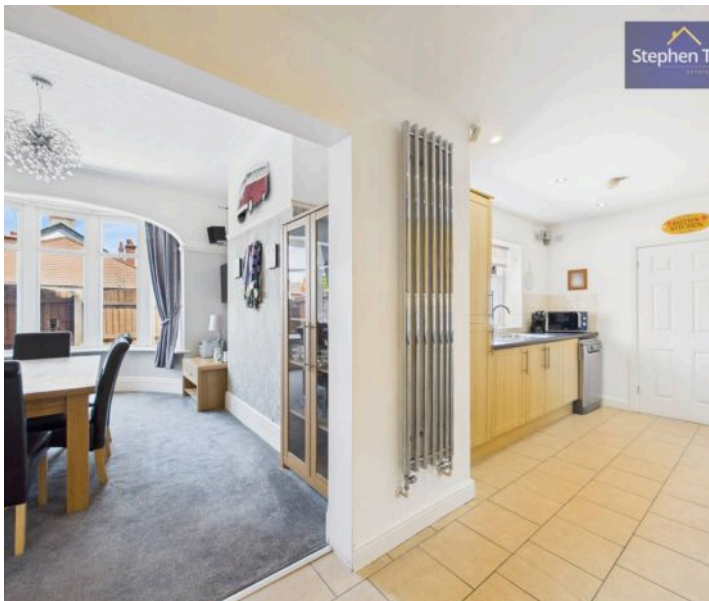
19' 7" x 9' 5" (5.98m x 2.88m)

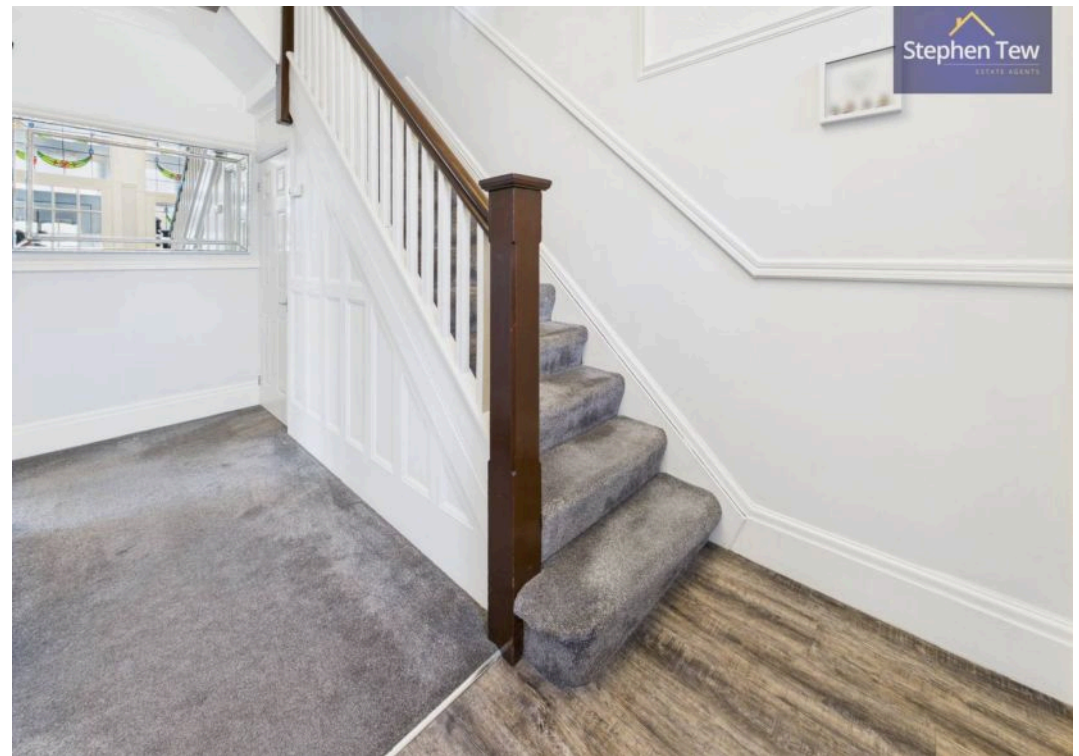
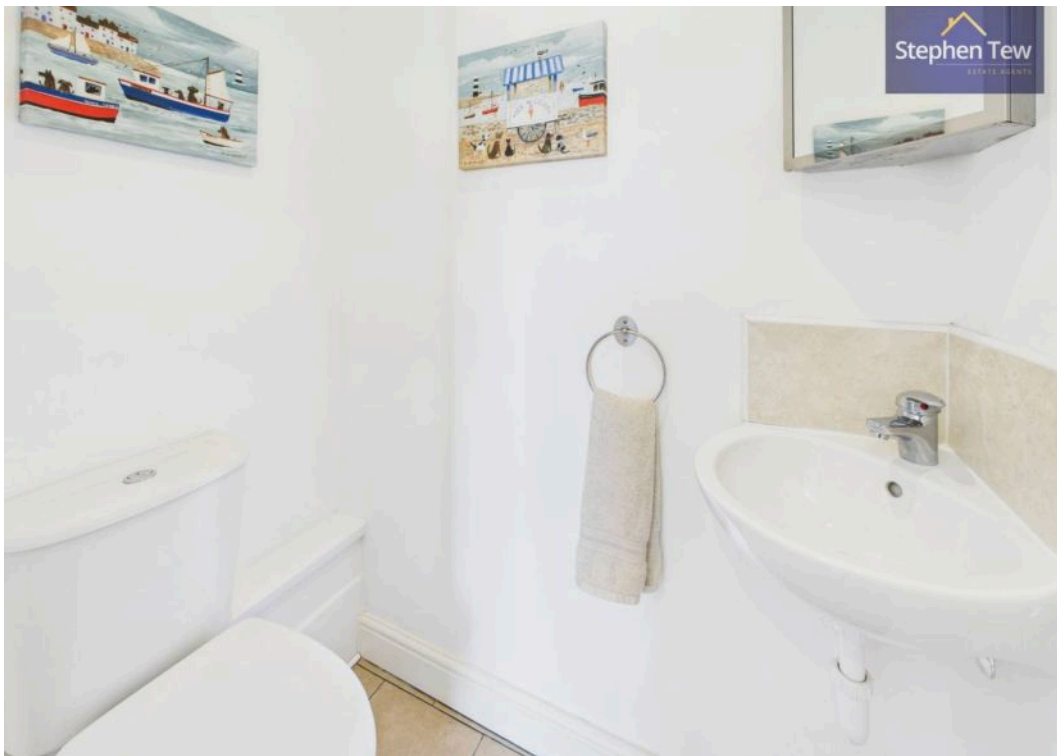
Utility Room

4' 11" x 6' 0" (1.50m x 1.83m)

Ground Floor WC

4' 11" x 3' 2" (1.49m x 0.96m)







First Floor Landing

9' 1" x 2' 9" (2.78m x 0.85m)

Bedroom 1

13' 10" x 11' 9" (4.21m x 3.59m)

Bedroom 2

12' 11" x 12' 1" (3.94m x 3.69m)

Bedroom 3

9' 2" x 7' 3" (2.79m x 2.20m)

Bathroom

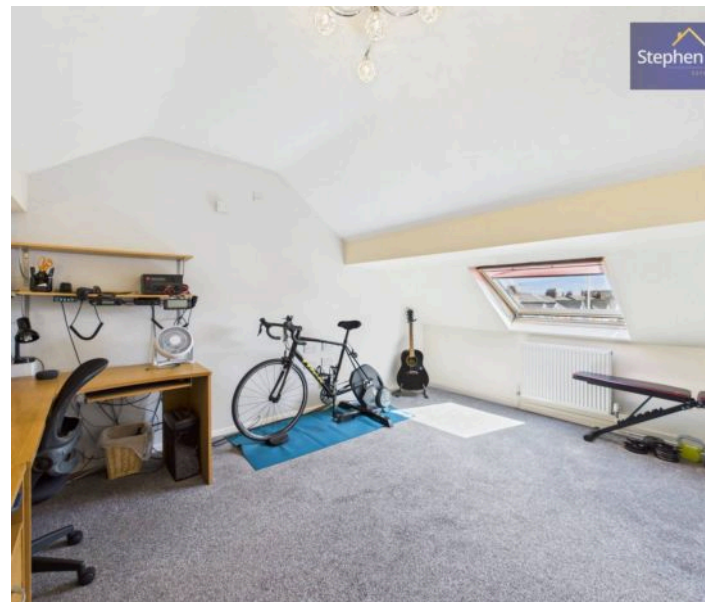
8' 3" x 7' 1" (2.52m x 2.15m)

Second Floor Landing

6' 7" x 5' 3" (2.00m x 1.60m)

Loft Room

14' 11" x 11' 5" (4.55m x 3.47m)





FRONT GARDEN

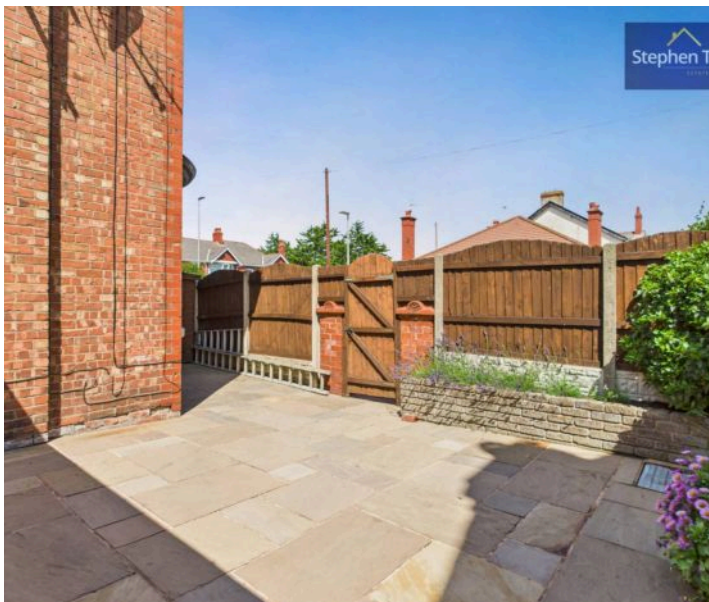
Off road parking to the front.

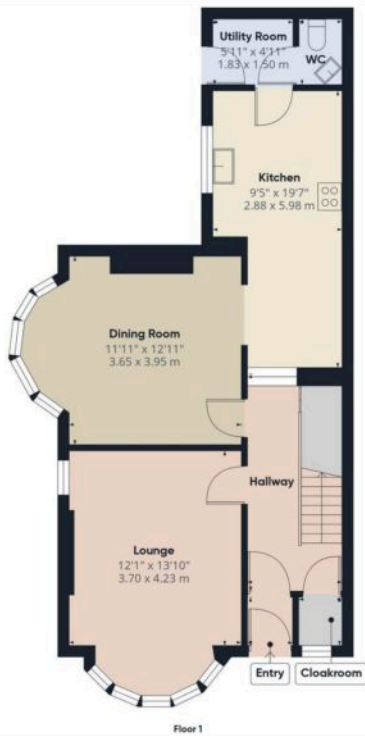
REAR GARDEN

Enclosed corner plot garden with side gate access.

OFF STREET

1 Parking Space



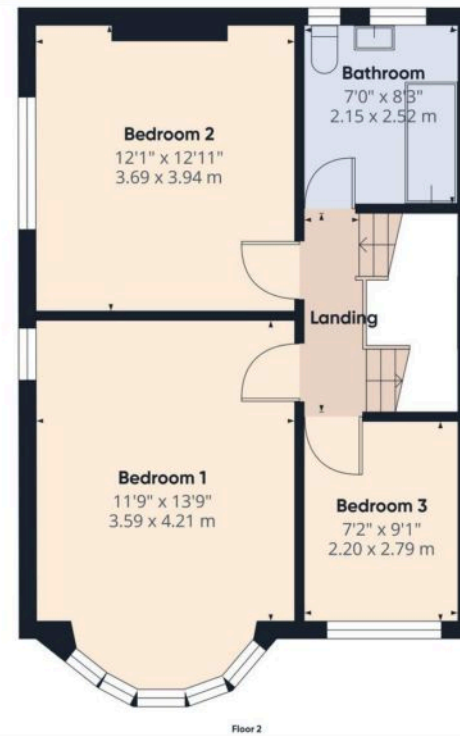


Approximate total area⁽¹⁾
699 ft²
65 m²

(1) Excluding balconies and terraces

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

DISAFFY 360



Approximate total area⁽¹⁾
495 ft²
46 m²

(1) Excluding balconies and terraces

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DISAFFY 360



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