



59 Watson Road

Blackpool

Offers Over £350,000

59 Watson Road

Blackpool

Introducing an exceptional opportunity to acquire a spacious detached bungalow with a converted loft. This distinctive property comprises a lounge, dining room, living room, and a well-equipped kitchen, offering versatile living spaces. The ground floor also comprises of 2 double bedrooms, with fitted wardrobes to bedroom 1, and a 3-piece suite bathroom.

The loft space adds three additional rooms, currently used as 2 bedrooms and an office space, along with another bathroom. Although the loft is not converted to regulations, it presents a fantastic opportunity to create additional living space according to personal preferences.

Additionally, this residence features a driveway for multiple cars, a double tandem garage, and an enclosed garden. This charming exterior space features a lawn, a greenhouse, and convenient brick outhouses, providing endless possibilities for gardening enthusiasts or those seeking a peaceful outdoor sanctuary. Offering more than just an attractive dwelling, this property enjoys a prime location within close proximity to local shops, the picturesque Promenade, essential amenities, and convenient transport links. Also, a wheelchair ramp to the rear makes accessibility a priority, catering to a diverse range of needs.

Council Tax band: E

Tenure: Freehold

- Detached Bungalow With Converted Loft
- Lounge, Dining Room, Living Room, Kitchen
- 2 Bedrooms, 3 Piece Suite Bathroom
- Loft Space With 3 Rooms, Bathroom
- Driveway, Garage, Enclosed Garden
- Popular Residential Location Within Close Proximity To Local Shops, The Promenade, Amenities And Transport Links





Entrance Vestibule

5' 11" x 3' 3" (1.80m x 0.99m)

Hallway

Lounge

13' 11" x 13' 5" (4.23m x 4.08m)

Kitchen

8' 0" x 12' 4" (2.45m x 3.77m)

Dining Room

16' 6" x 9' 2" (5.02m x 2.79m)

Living Room

19' 9" x 12' 8" (6.03m x 3.87m)

Bedroom 1

16' 4" x 11' 11" (4.99m x 3.62m)

Bedroom 2

14' 2" x 11' 11" (4.31m x 3.64m)

Bathroom

10' 3" x 5' 11" (3.13m x 1.81m)

Landing

Loft Room 1

17' 7" x 11' 11" (5.35m x 3.64m)

Loft Room 2

8' 4" x 14' 0" (2.53m x 4.27m)

Loft Room 3

8' 0" x 5' 11" (2.43m x 1.80m)

Bathroom

6' 8" x 7' 0" (2.02m x 2.13m)





Entrance Vestibule

5' 11" x 3' 3" (1.80m x 0.99m)

Hallway

Lounge

13' 11" x 13' 5" (4.23m x 4.08m)

Kitchen

8' 0" x 12' 4" (2.45m x 3.77m)

Dining Room

16' 6" x 9' 2" (5.02m x 2.79m)

Living Room

19' 9" x 12' 8" (6.03m x 3.87m)

Bedroom 1

16' 4" x 11' 11" (4.99m x 3.62m)

Bedroom 2

14' 2" x 11' 11" (4.31m x 3.64m)

Bathroom

10' 3" x 5' 11" (3.13m x 1.81m)

Landing

Loft Room 1

17' 7" x 11' 11" (5.35m x 3.64m)

Loft Room 2

8' 4" x 14' 0" (2.53m x 4.27m)

Loft Room 3

8' 0" x 5' 11" (2.43m x 1.80m)

Bathroom

6' 8" x 7' 0" (2.02m x 2.13m)







FRONT GARDEN

GARDEN

Enclosed garden to the rear with laid to lawn, greenhouse and brick outhouses. Wheelchair access.

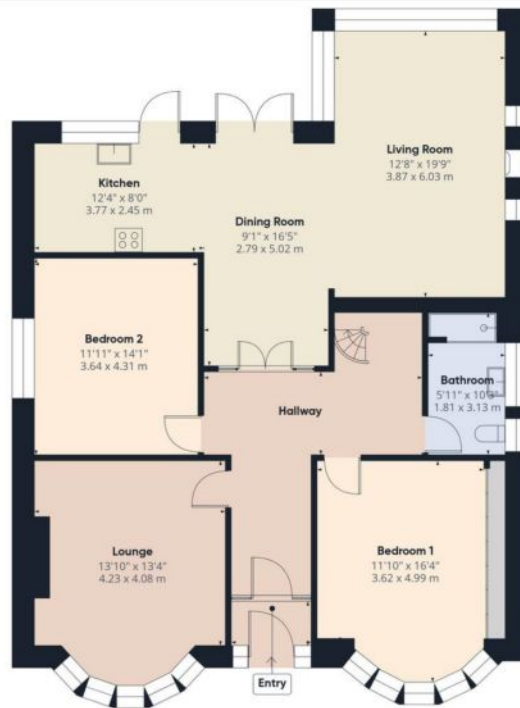
GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces





Floor 1



Approximate total area⁽¹⁾

1369 ft²

127.1 m²

Reduced headroom

7 ft²

0.7 m²

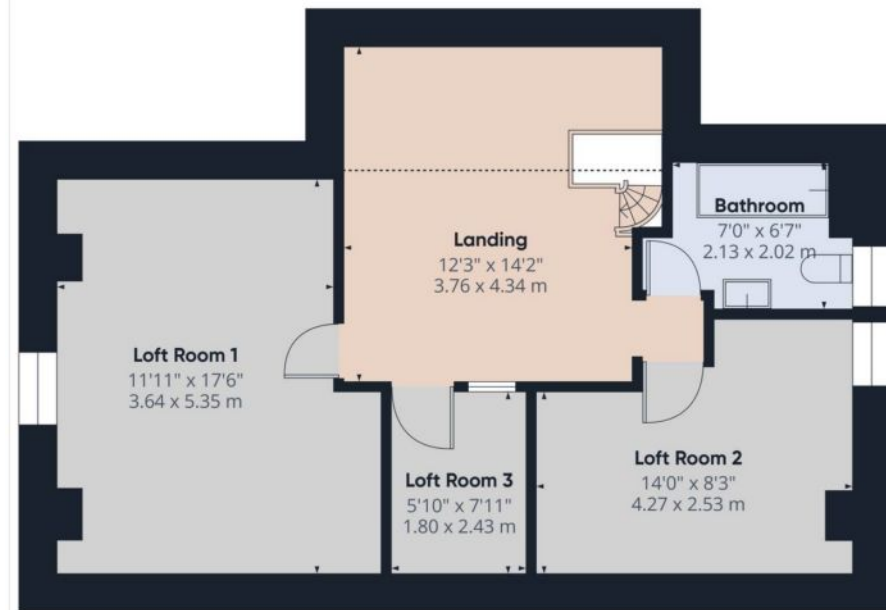
(1) Excluding balconies and terraces

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.

DISAFL 360



Floor 2



Approximate total area⁽¹⁾

638 ft²

59.3 m²

Reduced headroom

69 ft²

6.4 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.

DISAFL 360



Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road – FY4 2HH

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

