



80 Warley Road, Blackpool

Offers Over £140,000



# 80 Warley Road

Blackpool.

Discover a perfect blend of comfort and style in this 4-bedroom mid-terraced house. Boasting a versatile layout, this spacious family home offers a warm welcome to all who step inside. The ground floor comprises two reception rooms, providing ample space for entertaining or relaxation. The well-equipped kitchen and convenient utility room ensure functional living, while the versatile storage room presents the exciting potential for conversion into a ground floor WC or office space. Upstairs, four bedrooms await, accompanied by a family bathroom and a separate WC.

Step outside and be greeted by a low-maintenance garden to the rear.

Situated within close proximity to local schools, amenities, and the promenade, this property effortlessly bridges comfort and convenience for a truly harmonious lifestyle.

Council Tax band: C

Tenure: Freehold

- Spacious Mid-Terrace Family Home
- Two Reception Rooms, Kitchen, Utility Room
- Versatile Storage Room With Potential For Conversion Into GF WC/Office Space
- Four Bedrooms, Family Bathroom, Separate WC
- Within Close Proximity To Local Schools, Amenities And The Promenade







#### Hallway

11' 11" x 3' 9" (3.64m x 1.14m)

#### Lounge

17' 4" x 12' 3" (5.29m x 3.73m)

#### Dining Room

14' 2" x 10' 2" (4.31m x 3.11m)

#### Kitchen

12' 5" x 12' 2" (3.79m x 3.72m)

#### Utility Room

6' 10" x 11' 0" (2.09m x 3.36m)

#### Storage Room

15' 4" x 5' 9" (4.67m x 1.74m)

#### Landing

#### Bedroom 1

14' 7" x 10' 6" (4.44m x 3.19m)

#### Bedroom 2

12' 4" x 10' 4" (3.76m x 3.16m)

#### Bedroom 4

12' 6" x 8' 1" (3.82m x 2.47m)

#### Bedroom 4

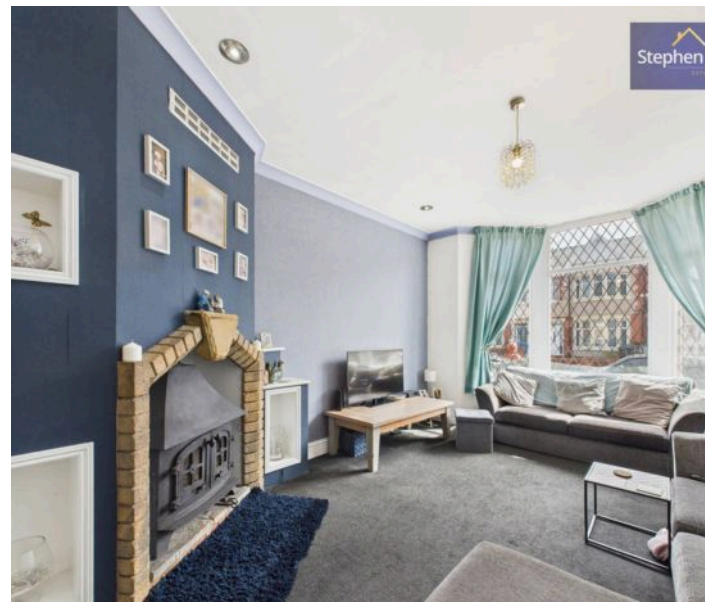
10' 7" x 5' 7" (3.23m x 1.70m)

#### Bathroom

7' 0" x 8' 0" (2.13m x 2.44m)

#### WC

3' 6" x 2' 8" (1.06m x 0.81m)











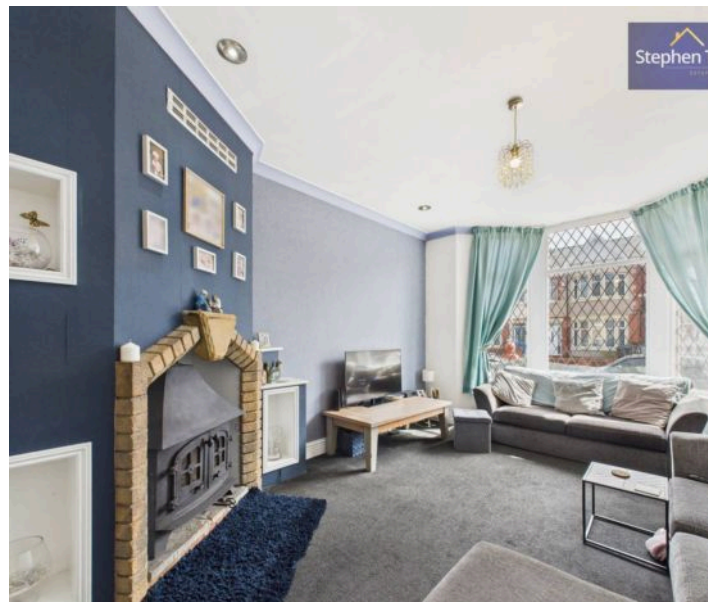
#### FRONT GARDEN

#### REAR GARDEN

Low maintenance garden to the rear with gate access.

#### ON STREET

1 Parking Space





Floor 1



Approximate total area<sup>1)</sup>

670 ft<sup>2</sup>  
62.3 m<sup>2</sup>

Reduced headroom  
12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(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 2



Approximate total area<sup>1)</sup>

616 ft<sup>2</sup>  
57.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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DRAFT 360





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