

**121 Warley Road, Blackpool**

Blackpool

Offers Over **£140,000**

# 121 Warley Road

Blackpool, Blackpool

This well presented and recently renovated three bedroom semi detached house is situated in a desirable residential location, offering an excellent opportunity for families and professionals alike. The property is offered with no onward chain and has been thoughtfully updated throughout, including new rendering, ensuring a modern and attractive appearance. Upon entering, you are welcomed by an entrance vestibule leading to a spacious hallway. The ground floor accommodation comprises a bright lounge, a separate dining room ideal for entertaining, a modern fitted kitchen, and a practical utility area. Upstairs, the landing provides access to three well proportioned bedrooms and a contemporary family bathroom. The property also benefits from a boarded loft with a pulldown ladder, providing valuable additional storage space or potential for further development (subject to necessary consents).

To the rear of the property, you will find a private, south facing garden that is fully enclosed, creating a perfect setting for outdoor relaxation and family gatherings. The garden offers ample space for outdoor dining and entertaining. The garage provides secure storage or parking, complemented by additional parking available at the rear of the property, ensuring convenience for residents and guests alike. The recently renovated exterior and well maintained outside space contribute to the property's attractive kerb appeal. This home is ideally positioned close to local amenities, schools, and transport links, making it a superb choice for those seeking comfortable and stylish living in a sought after location. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.

Council Tax band: C

Tenure: Freehold

- Well presented and recently renovated Semi Detached House in a desirable residential location
- Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen, Utility
- Landing, 3 Bedrooms, Bathroom
- South Facing Private and Enclosed Rear Garden with a Garage
- Boarded Loft with Pulldown Ladder
- No Onward Chain
- Parking to the rear of the property





**Entrance Vestibule**  
3' 5" x 7' 0" (1.03m x 2.13m)

**Hallway**  
14' 1" x 6' 10" (4.28m x 2.09m)

**Lounge**  
12' 10" x 12' 1" (3.92m x 3.68m)

**Dining Room**  
16' 9" x 12' 0" (5.10m x 3.66m)

**Kitchen**  
9' 4" x 8' 0" (2.84m x 2.45m)

**Utility**  
9' 11" x 6' 11" (3.01m x 2.11m)

**Garage**  
13' 9" x 9' 3" (4.20m x 2.81m)

**Landing**  
10' 8" x 3' 9" (3.24m x 1.15m)

**Bedroom 1**  
16' 11" x 10' 11" (5.15m x 3.34m)

**Bedroom 2**  
15' 8" x 10' 4" (4.77m x 3.14m)

**Bedroom 3**  
8' 9" x 7' 7" (2.66m x 2.30m)

**Bathroom**  
9' 5" x 7' 11" (2.88m x 2.42m)





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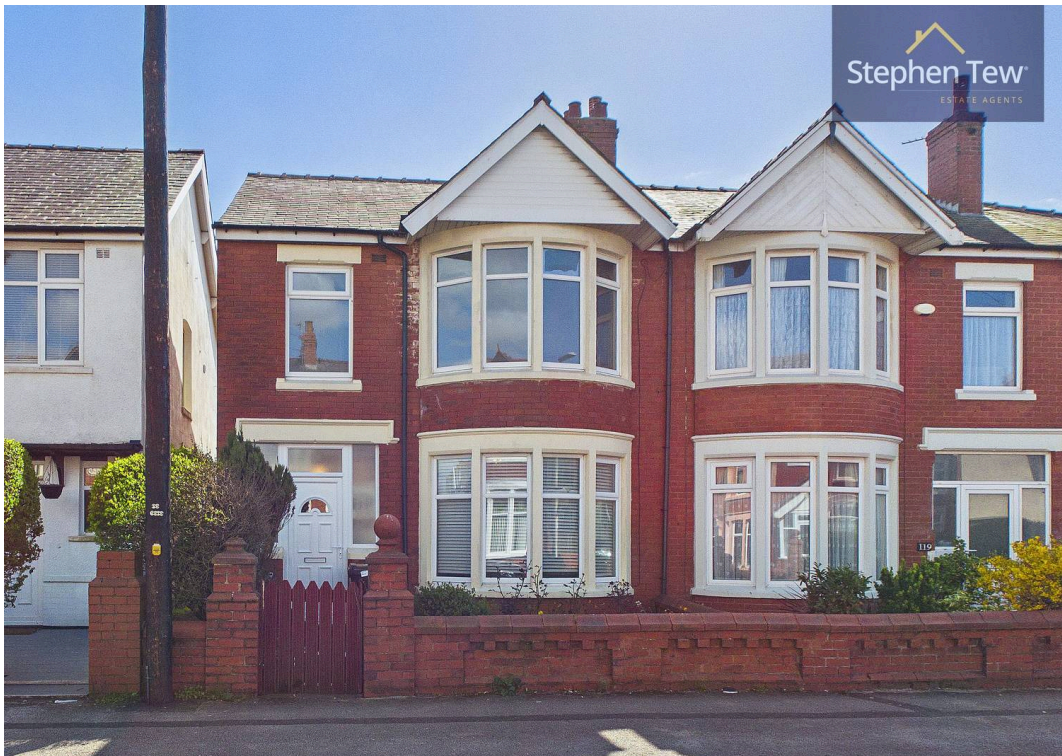
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**REAR GARDEN**

**GARAGE**

Single Garage

**DRIVEWAY**

1 Parking Space







## Stephen Tew Estate Agents

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