



Waterloo Road, Blackpool, FY4

£190,000

Property Description

Three bedroom, plus loft space, semi detached property situated close to local schools, shops and amenities. Briefly comprising of Entrance vestibule, Hallway, Lounge, Dining room, Kitchen and wet room to the ground floor. Three bedrooms, all with fitted wardrobes, and family Bathroom to the first floor. The loft space has been converted with an en-suite shower room. Externally there is a South facing enclosed garden. The property has off road parking and is being sold chain free.



Key Features

- ✓ 3 Bedrooms
- ✓ South facing garden
- ✓ Wet room
- ✓ Off road parking
- ✓ No chain



Rooms

Other

Entrance vestibule

Entrance hall

Entrance hall

Lounge

16' 2" x 12' 5" (4.93m x 3.79m)

Lounge to the front with electric fire and uPVC double glazed bay window.

Dining room

17' 4" x 12' 2" (5.28m x 3.71m)

Dining room with electric fire and uPVC double glazed patio doors leading to the garden.

Kitchen / Diner

20' 11" x 6' 9" (6.38m x 2.07m)

Kitchen / Diner to the rear leading to wet room and access to the garden.

Wet room

13' 9" x 6' 1" (4.18m x 1.85m)

3 piece suite wet room to the rear of the property.

Bedroom 1

16' 1" x 10' 7" (4.91m x 3.23m)

Bedroom 1 to the front with fitted wardrobes. UPVC double glazed bay window, radiator

Bedroom 2

14' 8" x 9' 10" (4.48m x 3m)

Bedroom 2 to the rear with fitted wardrobes. UPVC double glazed window, radiator

Bedroom 3

9' 5" x 6' 8" (2.88m x 2.03m)

Bedroom 3 to the front. Fitted wardrobes, UPVC double glazed window, radiator

Bathroom

7' 6" x 6' 11" (2.28m x 2.1m)

4 piece family bathroom. UPVC double glazed window, towel radiator.

Loft space

18' 8" x 11' 3" (5.69m x 3.43m)

Loft space with 3 piece en-suite

En-suite

5' 7" x 4' 8" (1.7m x 1.43m)

En-suite situated in the loft space

External Areas

Rear Garden

South Facing

South facing enclosed garden to the rear

Off Road

1 Parking Space

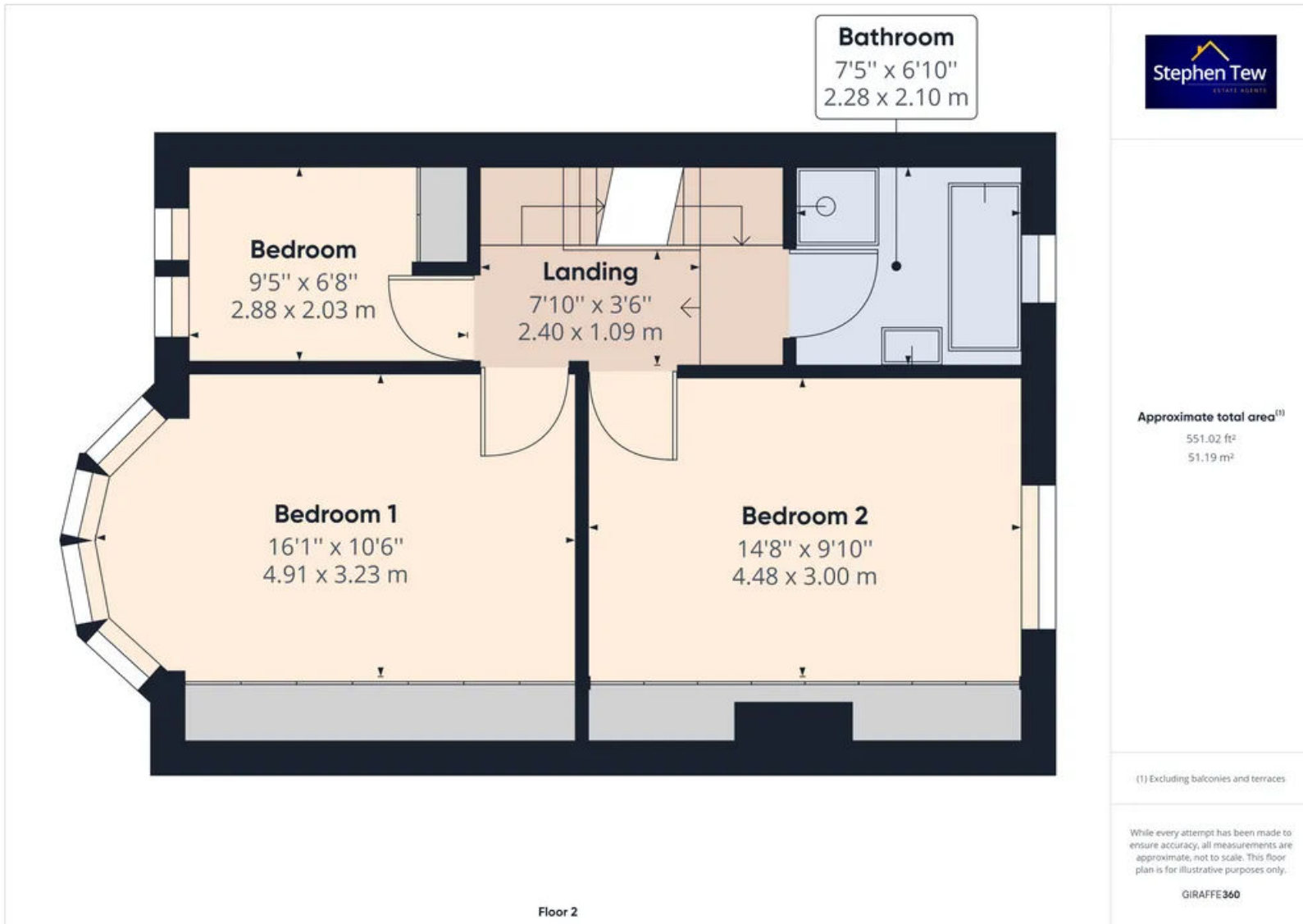




Ground Floor



First Floor





Approximate total area⁽¹⁾

1571.31 ft²
145.98 m²

Reduced headroom

76.84 ft²
7.14 m²

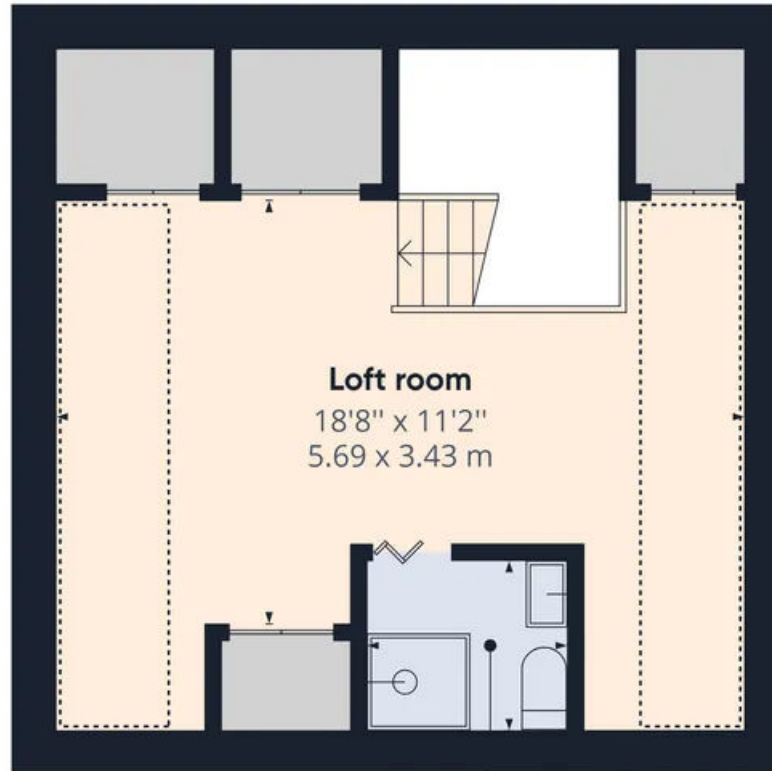
(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Second Floor



En-suite
5'6" x 4'8"
1.70 x 1.43 m

Floor 3



Approximate total area⁽¹⁾

291.73 ft²
27.10 m²

Reduced headroom

76.84 ft²
7.14 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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