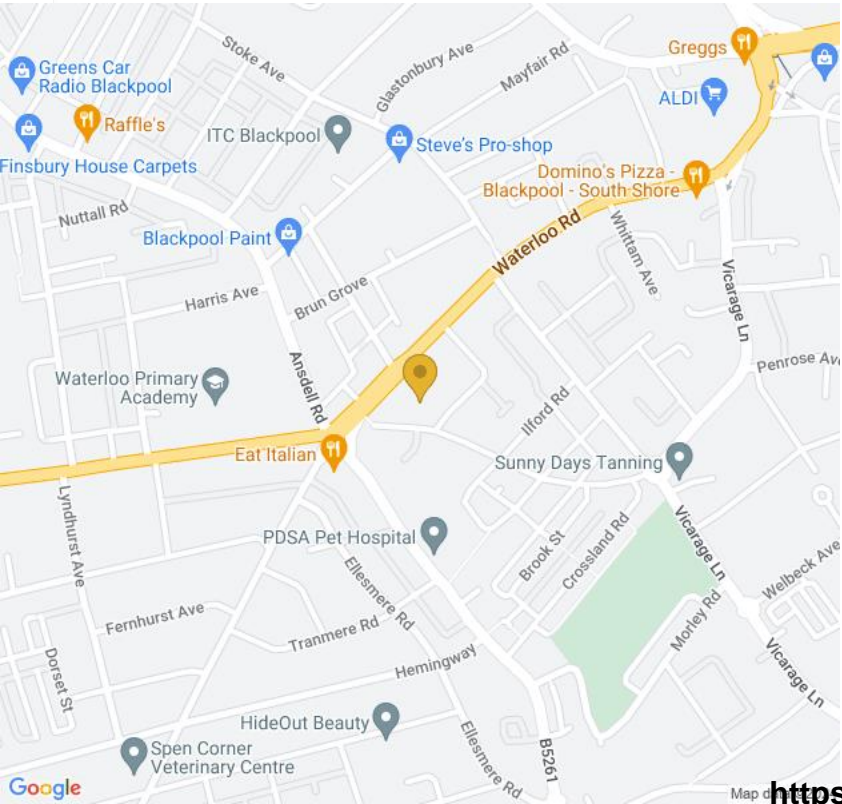




**£195,000**

Waterloo Road, Blackpool  
FY4



**Blackpool South  
Landmark House  
5a Cleveleys Avenue FY5 2UH**

**Tel: 01253 341000**  
**Email: southshore@farrellheyworth.co.uk**  
**[https://www.farrellheyworth.co.uk/blackpool\\_south](https://www.farrellheyworth.co.uk/blackpool_south)**



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Four Bedroom Semi-Detached Family Home With Loft Room**
- **Spacious Lounge, Dining Room, Reception Room, Fitted Kitchen**
- **Driveway & Garage, Located Close To Shops & Amenities**
- **Please Call To Avoid Missing Out**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

**EPC D**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)





We are pleased to present to the market this four bedroom traditional semi detached home, located in a popular area of Blackpool,

Internally the accommodation comprises, lounge, dining room, kitchen, reception room and a downstairs WC.

Stairs lead to the first floor, with three bedrooms and a family bathroom. There is also a loft bedroom with a shower and sink.

Externally is a driveway leading to a garage, with access to the rear garden which is private and well maintained.

Please Note: It is our understanding that the loft conversion may have been undertaken and completed without obtaining planning consent/ building regulation approval and all prospective purchasers should rely upon their own enquiries and investigations as to the permitted and practicable use of this area.

Tenure: Freehold  
Council Tax: Band B

