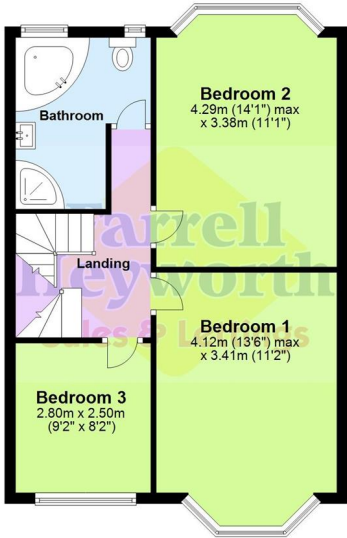


O.O
£195,000

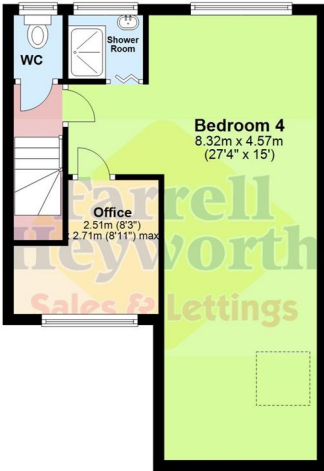
Warbreck Hill Road,
Blackpool FY2



Ground Floor

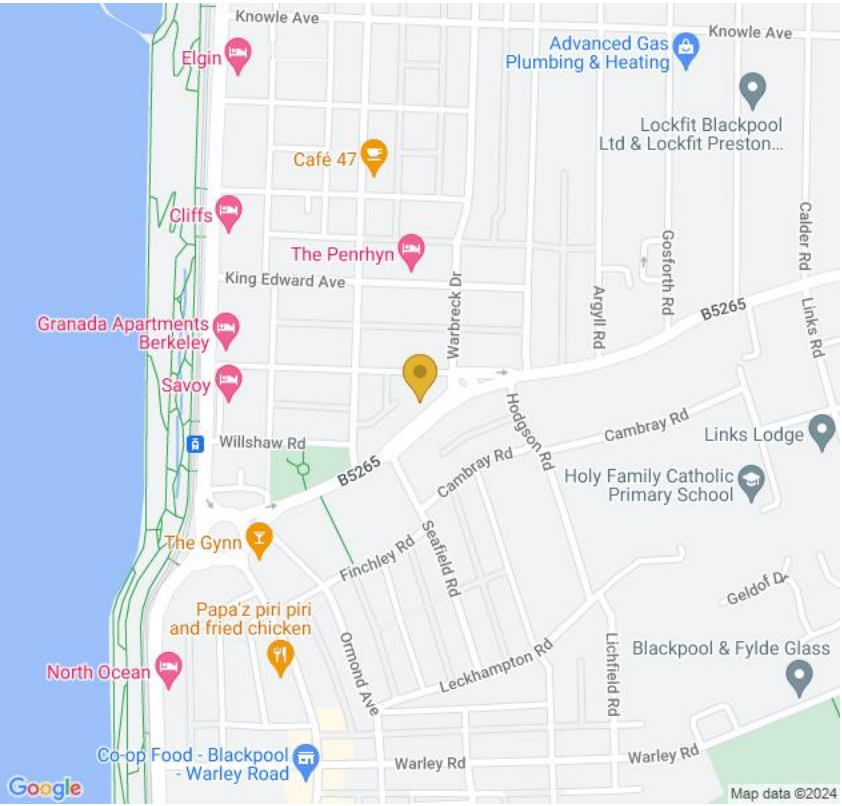


First Floor



Second Floor

Farrell
Heyworth
Sales & Lettings



Cleveleys
Landmark House
5a Cleveleys Avenue FY5 2UH

Tel: 01253 858200
Email: cleveleys@farrellheyworth.co.uk
<https://www.farrellheyworth.co.uk/cleveleys>

- ****VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- **Four Bedroom Terraced Home Over Three Floors**
- **Two Spacious Reception, Extended Kitchen & Dining, Rear Garden**
- **Ground Floor WC, Family Bathroom/WC, En-Suite and Separate WC**
- **Great Location, Close to Amenities, & Coastal Walks. No Chain**

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



We are pleased to present to the market this beautifully presented and updated, four bedroom terraced home over three floors, located in a popular area of Blackpool within easy reach of the sea front and promenade.

Internally the accommodation comprises, a spacious lounge with bay window and wood burning stove and dining room with bay window and stove (for decorative purposes only). An extended dining kitchen with a range of fitted units and built-in appliances, ground floor WC and a utility area.

Stairs lead to the first floor with three bedrooms and a family bathroom. Bedrooms one and two both benefit from bay windows. To the third floor is another spacious double bedroom with a lovely beach scene mural to one wall and en-suite shower room. There is a separate WC off the landing and an office. Ideal for independent family or guests.

Externally is a rear garden which is private and well maintained with a decked seating area and artificial grass for low maintenance. External water taps to the front or rear.

Having recently undergone a programme of refurbishment to a high standard; including redecoration of both reception rooms, replacement kitchen, utility room, ground floor wc and bathroom. The lounge and dining room both benefit from high ceilings with ornate mouldings and ceiling roses. Chandeliers to the main reception rooms, bedroom one and two. Blinds and curtains fitted to most rooms. Stained glass windows to the front elevation.

The property can be purchased furnished as an option to anyone interested as a holiday let or wants to buy as it is. Ready to move into, ideal for a family, investor or holiday let. Call today to secure your viewing of this superb, spacious home.

Tenure: Freehold
Council Tax: Band C

