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184 Watson Road, Watson Road, Blackpool, FY4 3EE

£139,950

Although modest from the street frontage, this is a truly deceptive and exceptionally spacious home offering generous accommodation throughout. This sizeable family residence briefly comprises FOUR DOUBLE bedrooms, a superb open-plan main lounge measuring OVER 18ft x 14ft, a separate dining room, and a useful store room which would make an excellent HOME OFFICE space. In addition, there is a spacious DINING kitchen which itself measures OVER 22ft x 9ft.

Externally, the property enjoys a sunnier SOUTH-FACING aspect to the rear, with potential for OFF-STREET parking in addition to further parking to the forecourt.

Ideally situated within approximately 100 yards of LOCAL shops and amenities, whilst also being less than 3/4 mile from direct access to the SEAFRONT.

- **Four DOUBLE bedrooms**
- **THREE receptions**
- **DINING kitchen**
- **SOUTH facing rear**







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- **Off street PARKING**
- **UPVC double glazing**
- **Gas central heating.**
- **A VERY SPACIOUS family home**



Vestibule: Meter cupboard, UPVC double glazed front door.

Lounge: 18'4" x 14'8" (5.59 m x 4.47 m) Meter cupboard, UPVC double glazed window, Concealed radiator, Double radiator. Doors to:-



Store Room: 11'11" x 4'10" (3.63 m x 1.47 m)

Dining Room: 12'9" x 11'11" (3.89 m x 3.63 m) Coved ceiling, UPVC double glazed window, Radiator.

Dining Kitchen: 22'6" x 9'5" (6.86 m x 2.87 m) Fitted wall and base cupboards, Complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine, Gas central heating boiler, Two UPVC double glazed windows and rear door.

First Floor:



Landing: Built in wardrobes.

Bedroom 1: 16'4" x 10'0" (4.98 m x 3.05 m) UPVC double glazed window, Radiator.

Bedroom 2: 14'9" x 11'11" (4.50 m x 3.63 m) UPVC double glazed window, Radiator.

Bedroom 3: 11'5" x 9'9" (3.48 m x 2.97 m) UPVC double glazed window, Radiator.



Bedroom 4: 12'6" x 7'10" (3.81 m x 2.39 m) UPVC double glazed window, Radiator.

Bathroom: Modern bathroom comprising; Panelled bath, Separate shower cubicle, Pedestal wash basin, Mostly tiled walls, Tiled floor, UPVC double glazed windows, Radiator.

Separate WC: Low flush WC, UPVC double glazed window.

Outside:

Rear Garden: Sunnier south facing garden, Brick outbuilding.



Parking: Possible off street parking to the rear and also to the forecourt

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

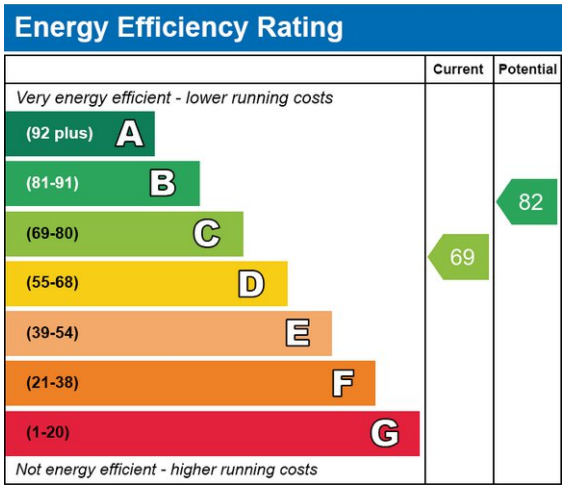
Council Tax: Band - C £2233.97 (2026/27)

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Directions: Travel south along Whitegate Drive. At Oxford Square proceed straight ahead, bearing right into Waterloo Road. At the first major junction continue over onto Marton Drive continue to the next set of lights bear left into Watson Road.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements**: Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures**, **Fittings & Appliances**: Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.





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Plan produced using PlanUp.

Watson Road

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