



58 Lawson Road,
Blackpool, FY3 9TD

£250,000

***** PRIME LOCATION with VERY DESIRABLE OUTLOOK*****

This **EXTENDED** semi-detached home, whilst ideally would benefit from further modernisation, commands a **SUPER LOCATION** overlooking Lawson's Field and just off the award winning **STANLEY PARK**.

Briefly comprising a lounge, **SECOND** lounge/DINING room, **CONSERVATORY**, **FITTED** kitchen leading to **COVERED PORCH** overlooking the **SOUTH** facing rear gardens. To the first floor are **FOUR** bedrooms and a **STYLISH** shower room.

The garage is currently accommodating a **SECOND** shower and additional **Wc**.

Externally the front offers generous **OFF-STREET** parking for multiply vehicles and a **SUNNIER** south facing aspect to the rear and the **SUMMER HOUSE** (nee.. **MAN CAVE!**)

- **FOUR** bedrooms
- **MODERN** shower room
- Lounge
- **SECOND** Lounge / Dining Room
- Conservatory
- **FITTED** kitchen

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- **UPVC double glazing**
- **Gas central heating**
- **SOUTH to rear**
- **SUMMERHOUSE**



Vestibule: UPVC double glazed window and front door.

Hall: Meter cupboard, Delft shelf, Staircase, Radiator.

Lounge: 15'6" x 10'5" (4.72 m x 3.17 m) Beautiful fireplace with wooden fire surround, Composite marble inset and hearth, Coved ceiling, UPVC double glazed bay window, Radiator.

Second Lounge/Dining Room: 19'3" x 10'5" (5.87 m x 3.17 m) Fitted living flame coal effect gas fire with fire surround, Coved ceiling, UPVC double glazed side window and patio doors to conservatory, Radiator with decorative cover.



Kitchen: 15'0" x 7'11" (4.57 m x 2.41 m) Fitted wall and base cupboard unit, Complementary roll edge worktops, Colour coordinated one and a half bowl sink, Plumbed for dishwasher, UPVC double glazed windows and rear door, Radiator. Leading to:-

Covered Patio: Quarry tiled floor, Open to and overlooking south facing rear garden.

Conservatory: 9'10" x 5'11" (3.00 m x 1.80 m) UPVC double glazed windows and rear door.



First Floor:

Landing.

Bedroom 1: 15'7" x 10'5" (4.75 m x 3.17 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 2: 11'1" x 10'5" (3.38 m x 3.17 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'2" x 5'9" (2.49 m x 1.75 m) Picture rail, UPVC double glazed window, Radiator.

Bedroom 4: 12'7" x 8'8" (3.84 m x 2.64 m) UPVC double glazed window, Radiator.

Shower Room: () Stylish shower room with a large shower cubicle, Vanity wash basin, Panelled walls and ceiling, UPVC double glazed window, Heated towel rail/radiator.

Separate WC: Low flush WC, Panelled walls and ceiling, UPVC double glazed window.



Outside:

Front: Stone gravelled for ease of maintenance.

Rear: Sunnier south facing aspect, Mainly lawned, Raised timber decking, Flowerbed to border.

Summer House: 20'6" x 12'10" (6.25 m x 3.91 m) Light and power, UPVC double glazed windows.

Garage: Folding doors, Plumbed for washing machine, Gas central heating boiler, Light and power, Fitted base units, Shower cubicle and low flush WC, UPVC double glazed side window.

Parking: Off street parking to front garden.

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.

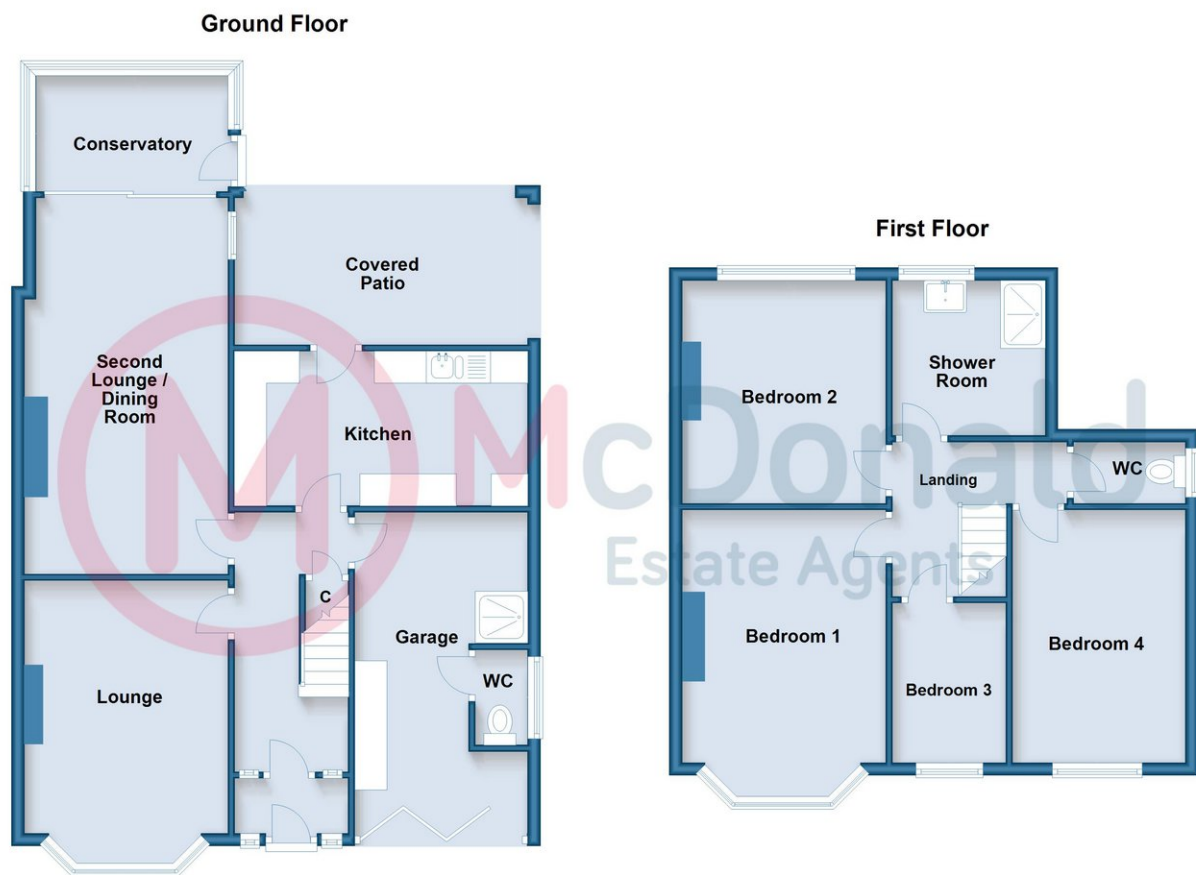
Council Tax: Band - C £2024.00 (2024/25)



Directions: Proceed in a southerly direction along Whitegate Drive. At the traffic lights, turn left into Forest Gate and bear right into Mere Road. At the roundabout, take the third exit into West Park Drive. On reaching the mini roundabout at the junction with South Park Drive, turn left into East Park drive then third right into Lawsons 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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Lawsons Road

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