



190 Warley Road, Blackpool,
FY1 2RP

£139,950

***** ATTENTION INVESTORS / DEVELOPERS *****

This semi-detached house, whilst requiring further modernisation throughout, offers huge potential as a very spacious family home.

There are **THREE DOUBLE** bedrooms, a **HUGE** landing which could accommodate a 'study area' below the gable window, a **LARGE** cupboard adjacent the family bathroom, **Two SEPARATE** reception rooms, a fitted **DINING** kitchen with small supplementary **UTILITY** area.

Externally there are gardens front and rear and a large **GARAGE** plus off street **PARKING**.

Located within just **50 yards** of numerous **LOCAL** shops and amenities on Devonshire Road.

No onward chain.

- Three **DOUBLE** bedrooms
- Two **SEPARATE** receptions
- **DINING** kitchen
- Small **UTILITY**
- **LARGE** landing
- Garage **PLUS** **PARKING**
- No chain

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Vestibule: UPVC double glazed windows and front door, Meter cupboard, Tiled floor.

Hall: Staircase, Understairs storage, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Lounge: 14'0" x 13'11" (4.27 m x 4.24 m) Feature stone display to chimney breast and alcoves, Feature ceiling, UPVC double glazed bay window, Double radiator.

Dining Room: 14'0" x 11'11" (4.27 m x 3.63 m) UPVC double glazed patio doors to rear garden, Radiator. Open archway to:-

Dining Kitchen: 14'7" x 7'3" (4.44 m x 2.21 m) Fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl stainless steel sink, Tiled floor, Part tiled walls, Gas central heating boiler, UPVC double glazed windows and rear door, Double radiator.

Utility Area: Small utility area, Plumbed for washing machine.



First Floor:

Landing: Large landing area, UPVC double glazed window. (Possible study area).

Bedroom 1: 13'11" x 12'1" (4.24 m x 3.68 m) Fitted wardrobes with mirrored doors, Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 2: 12'1" x 11'0" (3.68 m x 3.35 m) UPVC double glazed window, Radiator.

Bedroom 3: 11'9" x 7'5" (3.58 m x 2.26 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with overhead shower unit and screen, Pedestal wash basin, Low flush WC, Built in cupboard, Tiled walls, UPVC double glazed window, Towel rail, Radiator.

Cupboard: Large storage cupboard with UPVC double glazed window.



Outside:

Front: Stone gravelled with flowerbed, Part paved.

Rear: Concrete patio, Lawn, Flowerbed to border.

Garage: Large garage.

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: From Bispham, travel along Devonshire Road towards Blackpool. Go straight over the roundabout at the water tower, and at the next set of lights turn right into Warley Road. You will find no.190 on your right.

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.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 69 |
| (55-68) | D | | |
| (39-54) | E | 41 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |



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Warley Road

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