



- Spacious Three Bedroom Semi Detached Home
- Lounge With Log Burning Stove & Double Doors into Dining Room
- Modern Kitchen Opening into Dining Room
- Three Generously Sized Bedrooms

**Worcester Road, Blackpool, FY3 9SY**

**Offers In Excess Of £140,000**

**SAT ON A GENEROUS PLOT BOASTING OFF STREET PARKING, A GARAGE AND GOOD-SIZED REAR GARDEN ALONG WITH AMPLE LIVING SPACE - BAY FRONTED LOUNGE WITH LOG BURNING STOVE - MODERN KITCHEN OPENING INTO THE DINING AREA - THREE BEDROOMS - STYLISH FOUR PIECE BATHROOM - ENCLOSED SUNNY REAR GARDEN - VIEWINGS RECOMMENDED**



## Property Description

### ENTRANCE HALL

Double glazed window to front, laminate flooring, radiator and stairs to first floor.

### LOUNGE

14' 9" x 10' 0" (4.51m x 3.06m) Double glazed bay window to front, laminate flooring, radiator and log burning stove. Double Doors into;

### DINING ROOM

13' 1" x 10' 0" (4.01m x 3.05m) Double glazed window to rear, laminate flooring and radiator. Opening into;

### KITCHEN

18' 0" x 6' 2" (5.49m x 1.90m) A range of wall and base unit with complimentary work surfaces over, inset 1.5 stainless steel sink unit with mixer tap and drainer, gas hob with extractor above, eye level microwave ad oven, integrated fridge freezer, washing machine and dishwasher, radiator, vinyl flooring and double glazed windows to rear and door to side.

### LANDING

Double glazed opaque window to side, fitted carpet and access to all rooms.

### BEDROOM ONE

14' 4" x 8' 5" (4.39m x 2.59m) Double glazed bay window to front, fitted carpet, radiator and fitted wardrobes.

### BEDROOM TWO

14' 0" x 9' 11" (4.28m x 3.03m) Double glazed window to rear, fitted carpet and radiator.

### BEDROOM THREE

7' 9" x 6' 3" (2.38m x 1.92m) Double glazed window to front, fitted carpet and radiator.





#### BATHROOM

A four piece suite comprising of low flush WC, pedestal wash hand basin, panelled bath with mixer shower and corner shower cubicle with shower over. Tiled flooring and double glazed opaque window to rear.

#### EXTERIOR FRONT

Off street parking is on offer via a separate driveway which leads to the garage.

#### EXTERIOR REAR

A good sized rear garden is on offer and comprises of a laid to lawn area with a raised flower and shrub borders. Access to the garage via rear personnel door.

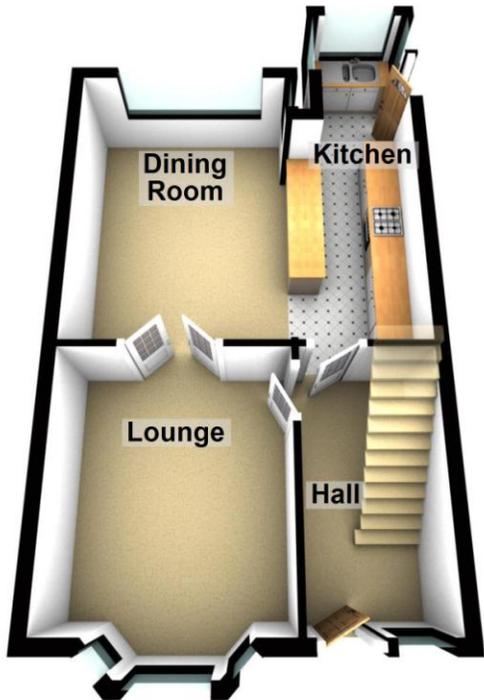


#### GARAGE

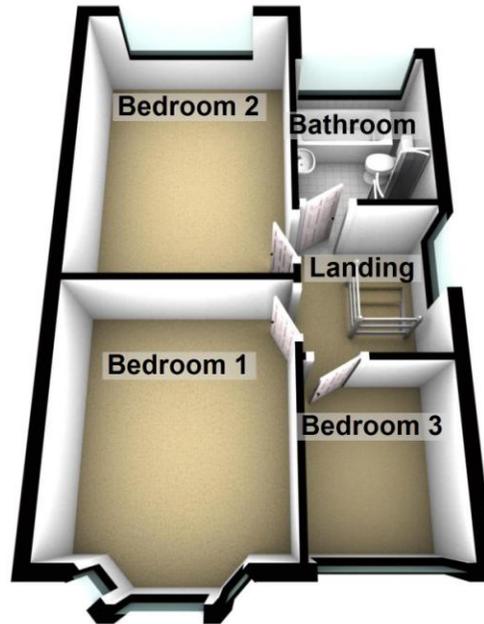
Access to the front is granted via an up and over door whilst a personnel door is to the rear. Power, lighting and roof storage is on offer.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements