



366 Waterloo Road, South Shore

Blackpool

Offers in Region of **£125,000**

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South Shore, Blackpool

This 2/3 bed roomed end terraced cottage style house is situated in a convenient location, close to shops, schools and public transport. The accommodation which dates back to 1900s has entrance porch, lounge, dining room, kitchen, inner hallway, ground floor bedroom/study or home office, separate WC and lean to covered enclosed utility/workshop or storeroom. The first floor has two bedrooms and a bathroom. The property has a gas central heating system installed and some windows are double glazed. Possible off-road parking to the front of the property and an enclosed rear garden.

Council Tax band: A

Tenure: Freehold

- **Extended to Rear**
- **GF Bedroom / Study**
- **Side Lean to covered Utility / Storage**
- **Boiler is in Bedroom 2 (Approx 2017)**
- **Boarded Loft with Ladder, light**
- **Possible Off Road Parking**
- **Cottage Style End Terrace House**





Entrance Porch

Feature single opaque leaded glazed shaped window to the front elevation and single opaque glazed window to the side, double radiator, door leading into;

Lounge

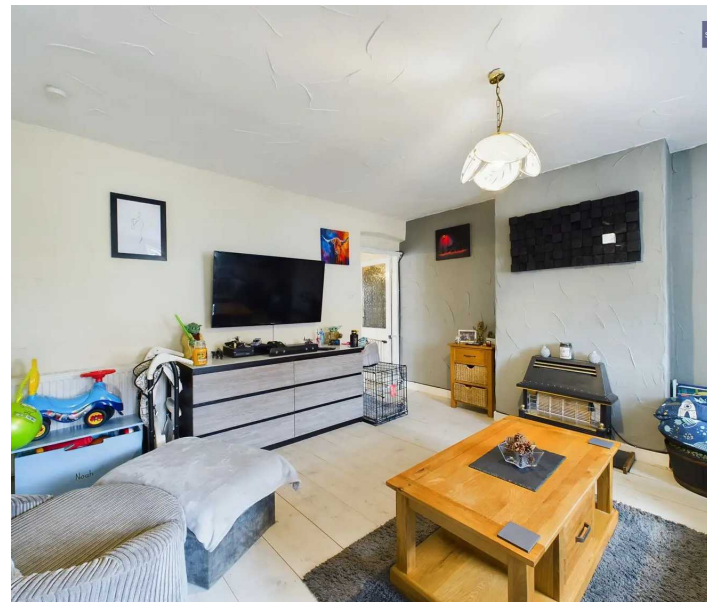
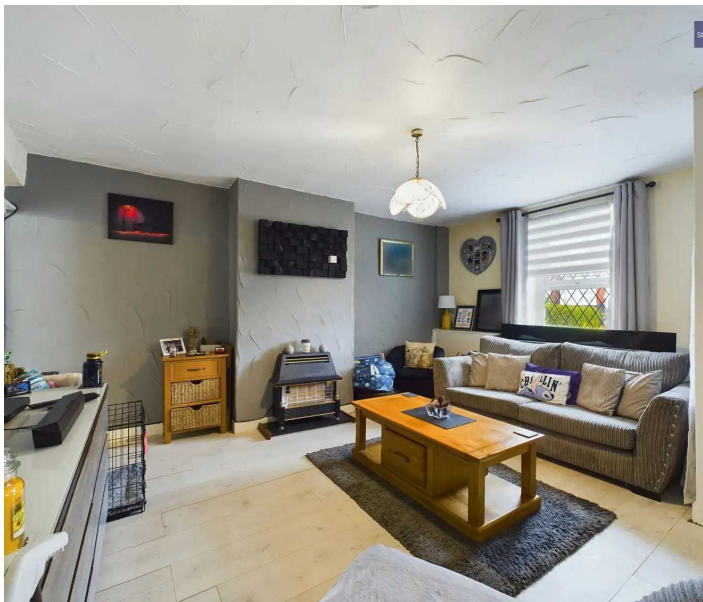
UPVC double glazed window to the front elevation, wooden laminate flooring, double radiator, fitted gas fire. Built-in meter cupboard.

Dining Room

Single glazed window to the side elevation overlooking the Utility Room, double radiator, wooden laminate flooring and fitted gas fire. Door leads to staircase to the first floor landing with under stairs storage cupboard.

Kitchen

Fitted with a matching range of base and eye level units with round edge worktops and drawers. Single drainer stainless steel sink unit. Gas point for cooker, plumbing for automatic washing machine and vented for tumble dryer. Vinyl floor covering, single radiator. Single glazed window to the rear elevation, opening into;



Inner Hallway

Tiled floor, radiator. Door leads to Garden

WC

Fitted with a two-piece suite, comprising wash hand basin with storage under and low flush WC, double radiator and a single opaque glazed window to the front elevation.



Utility Room

Lean to Utility Room with glass roof and door leading to front of the property. This versatile room could be utilised as either utility room, workshop or general storage.

Bedroom 3 / Study

Single glazed window overlooking the rear garden, radiator. This room can be utilised as either a ground floor bedroom or as a study/home office.

Landing

UPVC double glazed window to the side elevation, double radiator. The following rooms laid off.

Bedroom 1

UPVC double glazed window to the front elevation, two double radiators. Fitted with a range of wardrobes comprising hanging rails shelving overhead storage and dressing table with drawers. Access to boarded loft

Bedroom 2

Sealed unit double glazed window to the rear elevation, double radiator, built in cabin style bed, built-in storage cupboard housing the combination boiler.

Bathroom

Fitted with a three-piece coloured suite, comprising panelled bath, wash hand basin and low flush WC, part tiled walls. Single opaque glazed window to the rear elevation.

Loft Room

Boarded Loft with access from Bedroom 1.





FRONT GARDEN

Front garden area with tarmac and paved area with raise borders, providing possible off-road parking.

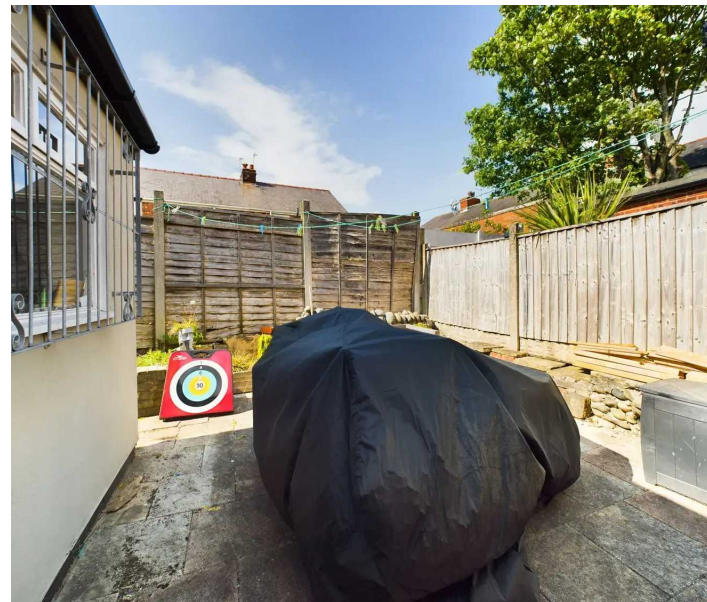
REAR GARDEN

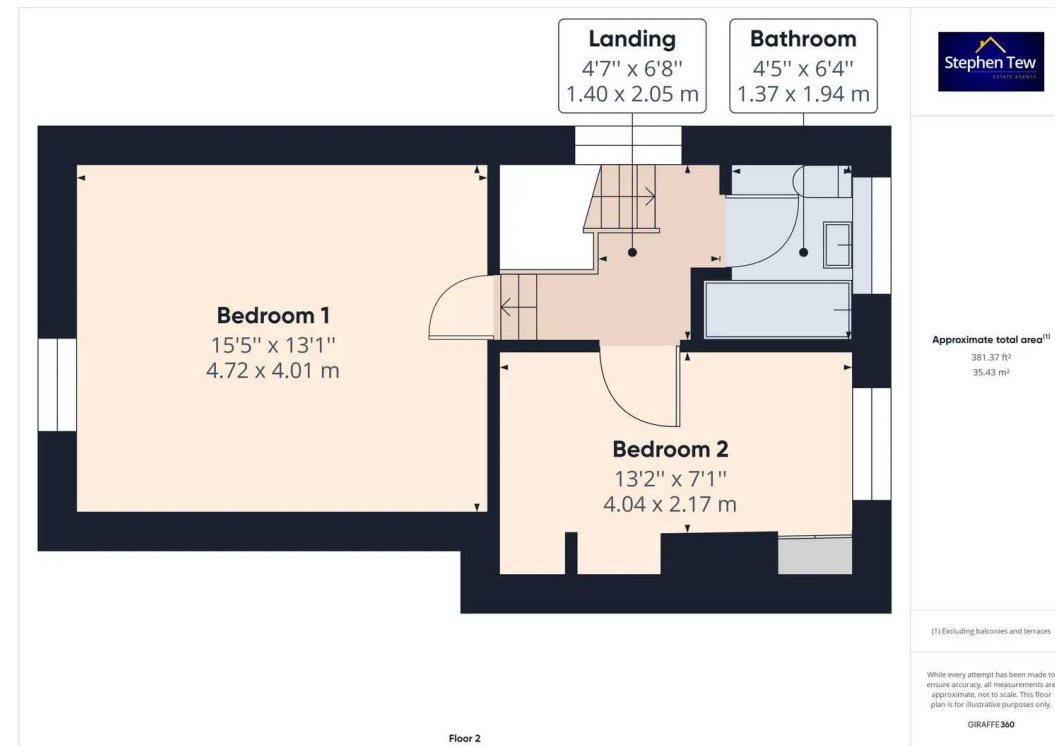
Enclosed rear garden with paved area.

OFF ROAD

1 Parking Space

Possible off-road parking to the front of the property.







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