



**125 Warley Road, Blackpool**

Blackpool

Offers Over **£250,000**

# 125 Warley Road

## Blackpool

Presenting this wonderful 3-bedroom semi-detached house that epitomises spacious family living at its finest. This well-presented home features an entrance vestibule leading to a hallway, a cosy lounge with a gas fire, a dining room, a conservatory, and a fully equipped kitchen. The lounge is equipped with built-in theatre surround sound, an Onkyo amplifier, and wall-mounted remote-controlled mood lighting. The property also features bespoke stained glass windows and doors in the hallway, adding a touch of unique character. The property includes three bedrooms, with two of them boasting wardrobes and drawer units included in the sale price, and a modern four-piece suite bathroom renovated in 2019. In addition there is a converted loft room, accessible via a staircase, featuring storage units and a luxurious three-piece en-suite shower room.

Outside, this charming home offers off-road parking to the front. The south facing rear garden is a tranquil oasis with a low-maintenance design, complete with a versatile outhouse featuring power and light that can double as a utility room. Additional outdoor amenities include a greenhouse, a wooden shed, and side gate access, ensuring both functionality and privacy. The sale price includes curtains, blinds, a freestanding dishwasher, microwave, washer/dryer and freezer. With a complete re-tiling of the roof and new guttering in 2012, alongside UPVC double glazing throughout and gas central heating, this residence seamlessly combines modern conveniences with timeless charm, making it a must-see for any discerning buyer.

Council Tax band: C

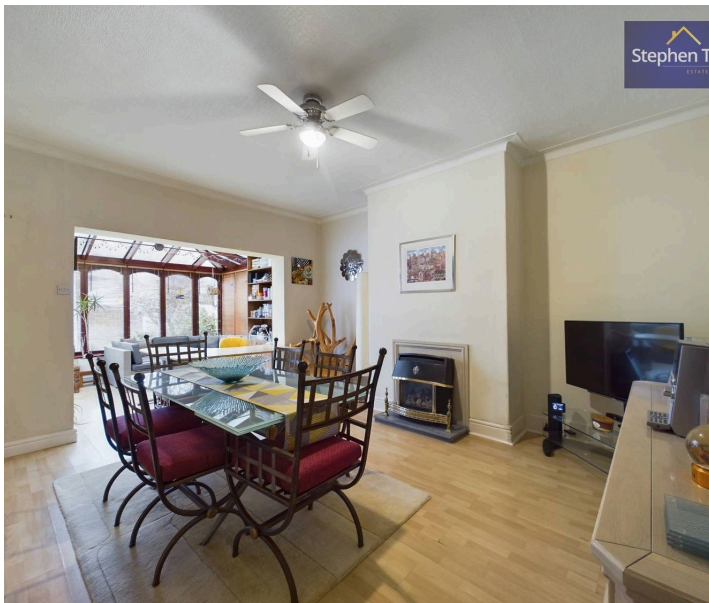
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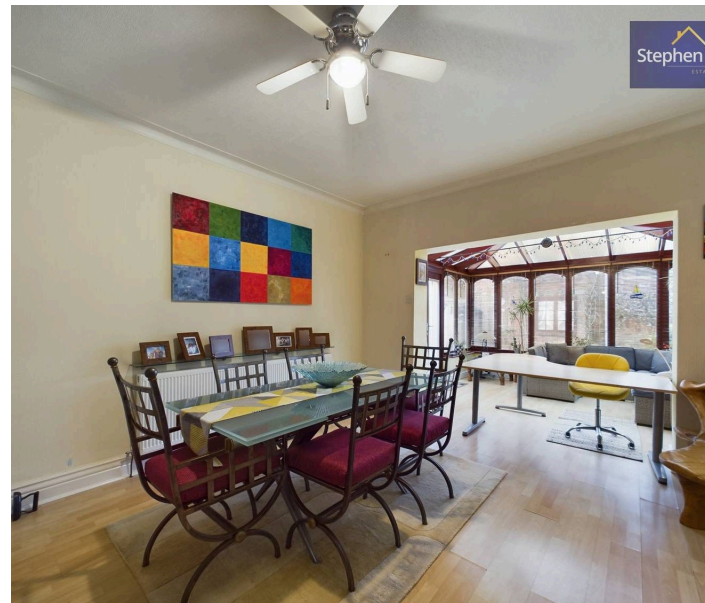


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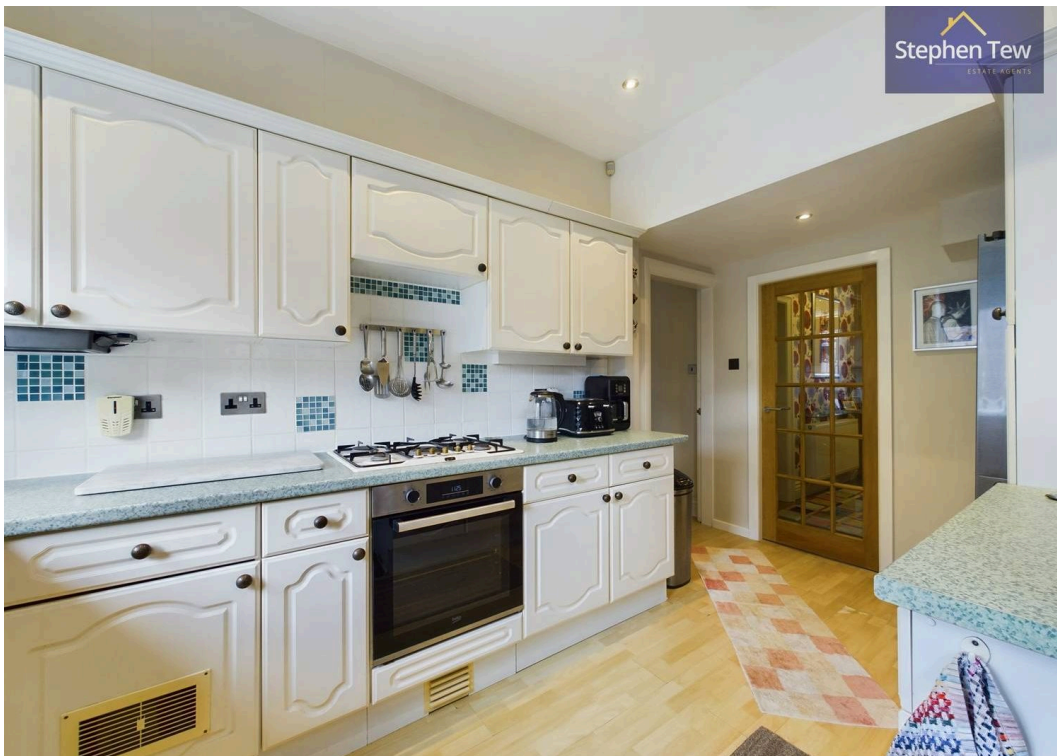
- Well Presented, Spacious Semi-Detached Family Home
- Entrance Vestibule, Hallway, Lounge With Gas Fire, Dining Room, Conservatory, Kitchen
- Lounge Boasts Built In Theatre Surround Sound, Onkyo Amplifier And Wall Mounted Remote Controlled Mood Light
- 3 Bedrooms, Wardrobes & Drawer Units In The Bedrooms Are Included In The Sale Price, 4 Piece Suite Modern Bathroom Renovated In 2019
- Loft Room Accessible Via Staircase With Storage Units, Built In CD/DVD Shelving Units And Boasting A 3 Piece En-Suite Shower Room
- Bespoke Stained Glass Feature Windows And Door In Hallway
- Curtains, Blinds, Freestanding Dishwasher And Microwave All Included In The Sale Price
- Off Road Parking, South Facing Garden, Outhouse With Power And Light Used As A Utility Room, Including A Plumbed-In Washer/Dryer Machine, Freezer Unit And Lockable Wall Mounted Tool Box
- Upvc Double Glazing Throughout, GCH, Water Is Not On A Meter, Boiler Is Approx. 12 Years Old
- Roof Has Been Completely Re-Tiled And New Guttering In 2012



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**Entrance Vestibule**  
3' 7" x 8' 2" (1.08m x 2.49m)

**Hallway**  
10' 3" x 8' 2" (3.12m x 2.48m)

**Lounge**  
15' 3" x 12' 11" (4.64m x 3.94m)

**Dining Room**  
15' 1" x 13' 0" (4.61m x 3.97m)

**Conservatory**  
10' 5" x 11' 2" (3.18m x 3.40m)

**Kitchen**  
14' 7" x 8' 2" (4.44m x 2.48m)

**Landing**  
8' 4" x 3' 7" (2.55m x 1.10m)

**Bedroom 1**  
14' 11" x 13' 0" (4.55m x 3.97m)

**Bedroom 2**  
15' 1" x 13' 1" (4.59m x 3.99m)

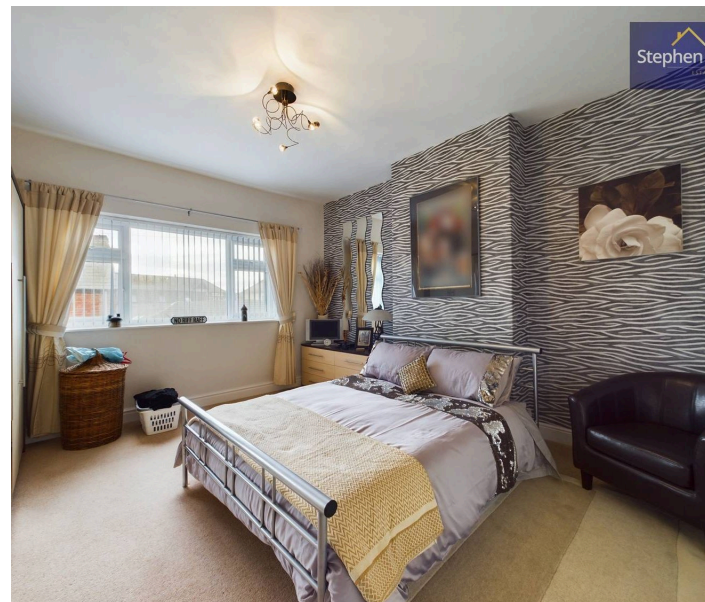


**Bedroom 3**  
9' 1" x 8' 2" (2.77m x 2.48m)

**Bathroom**  
10' 3" x 8' 1" (3.13m x 2.47m)

**Loft Room**  
14' 6" x 5' 7" (4.43m x 1.70m)

**En-suite**  
4' 8" x 5' 10" (1.43m x 1.79m)





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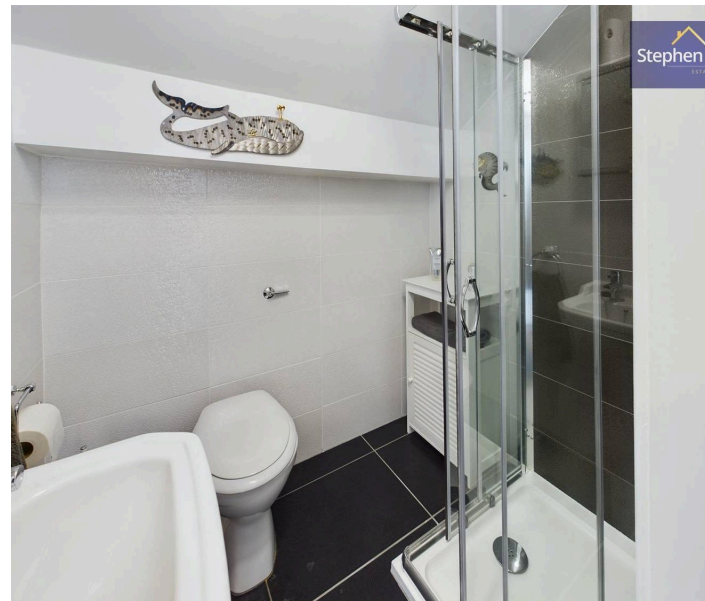
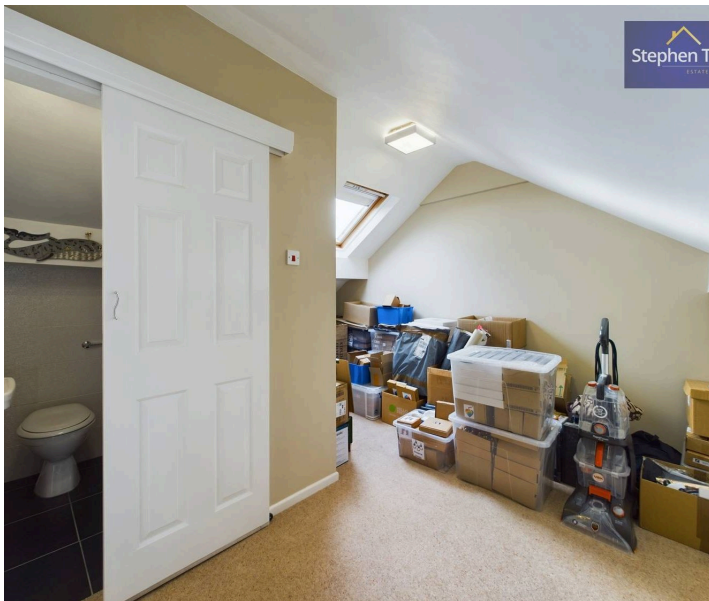
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### FRONT GARDEN

Off road parking to the front

### REAR GARDEN

Low maintenance enclosed garden to the rear with outhouse boasting power and light that can be utilised as a utility space. Greenhouse, wooden shed and side gate access.

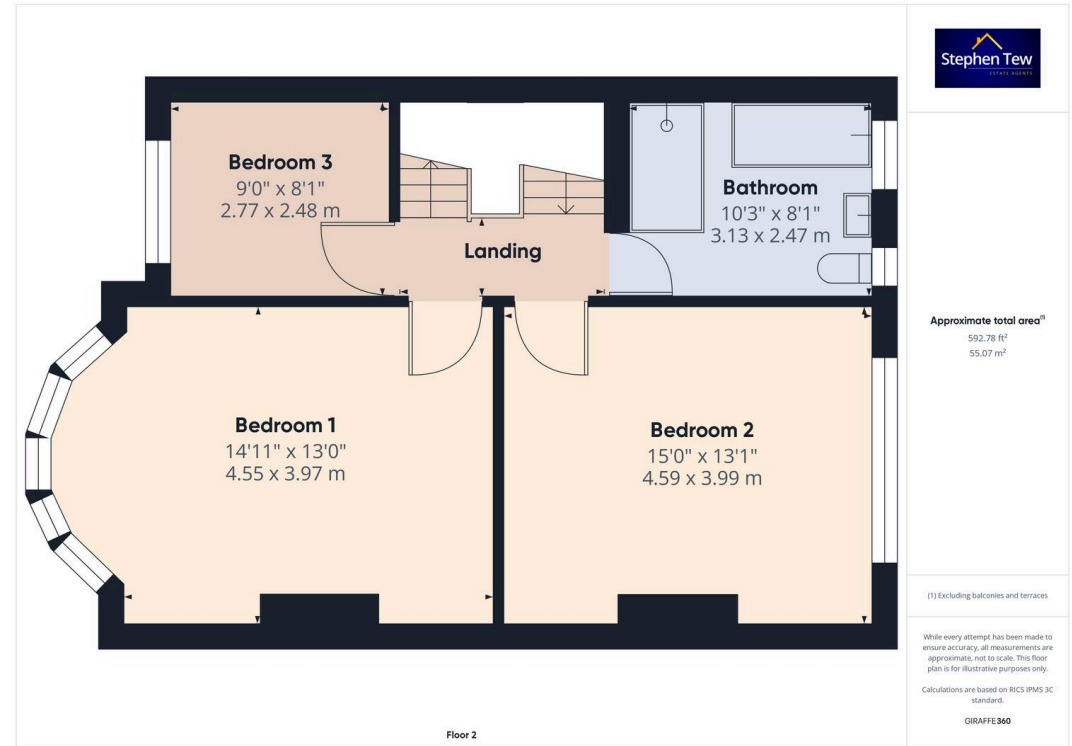
### OFF STREET

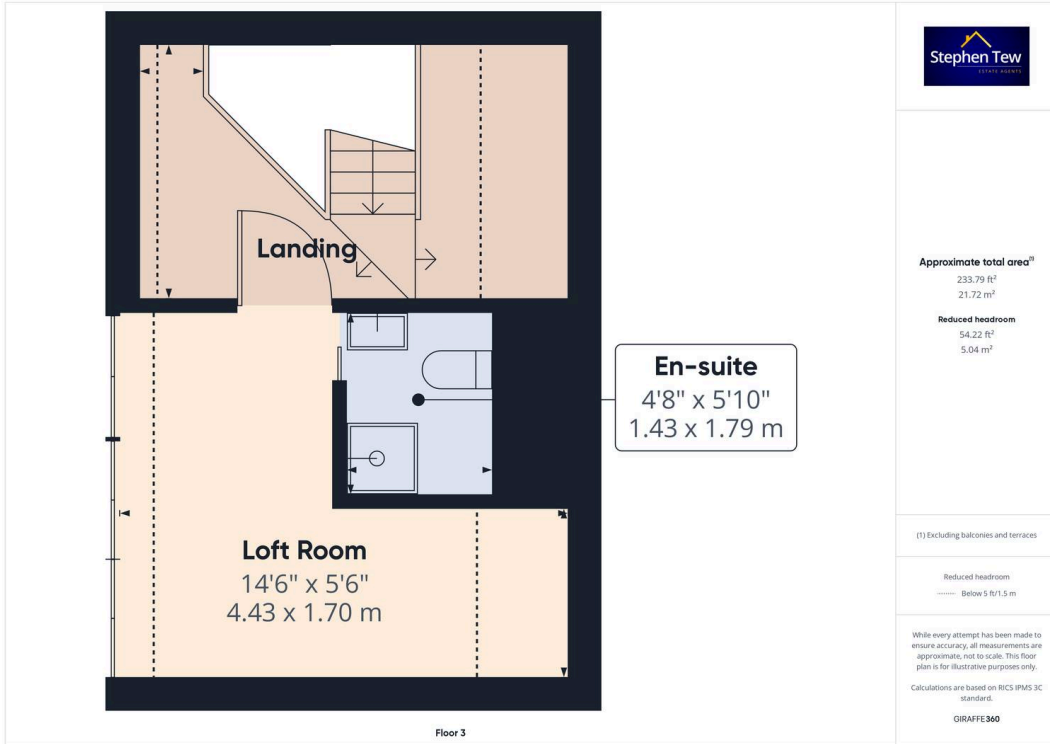
1 Parking Space

Iron Gates Open Up To Provide Off Road Parking To The Front











## Stephen Tew Estate Agents

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