



9 Saville Road, Blackpool

Blackpool

Offers Over £140,000



# 9 Saville Road

Blackpool, Blackpool

Introducing this exceptional 4 Bedroom Mid-Terrace House nestled in the heart of Blackpool, offering unparalleled convenience to transport links and local amenities. This versatile property is currently configured as two separate flats, providing a unique opportunity for both investors and homeowners seeking additional income potential. Upon entering through the welcoming vestibule, you are greeted by Bedroom 1 on the ground floor, followed by a spacious Lounge, Bathroom, a well-appointed kitchen, and Bedroom 2. Ascend the stairs to discover a landing area leading to another inviting lounge space, an additional kitchen, Bedroom 4, a tastefully designed bathroom, and Bedroom 3. This intelligently designed layout ensures flexibility and privacy, making it ideal for multifamily living arrangements or rental purposes. The property also boasts a quaint private courtyard, providing a tranquil outdoor retreat and potential extension of the living space for relaxation and entertaining.

Council Tax band: TBD

Tenure: Freehold

- 4 Bedroom Mid-Terrace House Blackpool, close to transport links and local amenities.
- Currently laid out as 2 Flats.
- Entrance vestibule leading to Bedroom 1, Lounge, kitchen and bedroom 2.
- Stairs leading to landing, lounge, kitchen, Bedroom 4, bathroom and bedroom 3.
- Private courtyard







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**Entrance Vestibule**  
4' 5" x 3' 8" (1.34m x 1.12m)

**Lounge**  
12' 6" x 16' 2" (3.82m x 4.92m)

**Bathroom**  
4' 11" x 5' 4" (1.51m x 1.63m)

**Bedroom 1**  
12' 8" x 13' 11" (3.85m x 4.23m)

**Kitchen**  
6' 3" x 9' 8" (1.90m x 2.94m)

**Bedroom 2**  
11' 8" x 7' 5" (3.56m x 2.26m)

**Storage**  
2' 0" x 5' 0" (0.62m x 1.53m)

**Landing**  
11' 6" x 4' 9" (3.51m x 1.46m)

**Lounge**  
9' 11" x 13' 2" (3.02m x 4.01m)



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**Kitchen**  
7' 1" x 9' 10" (2.15m x 3.00m)

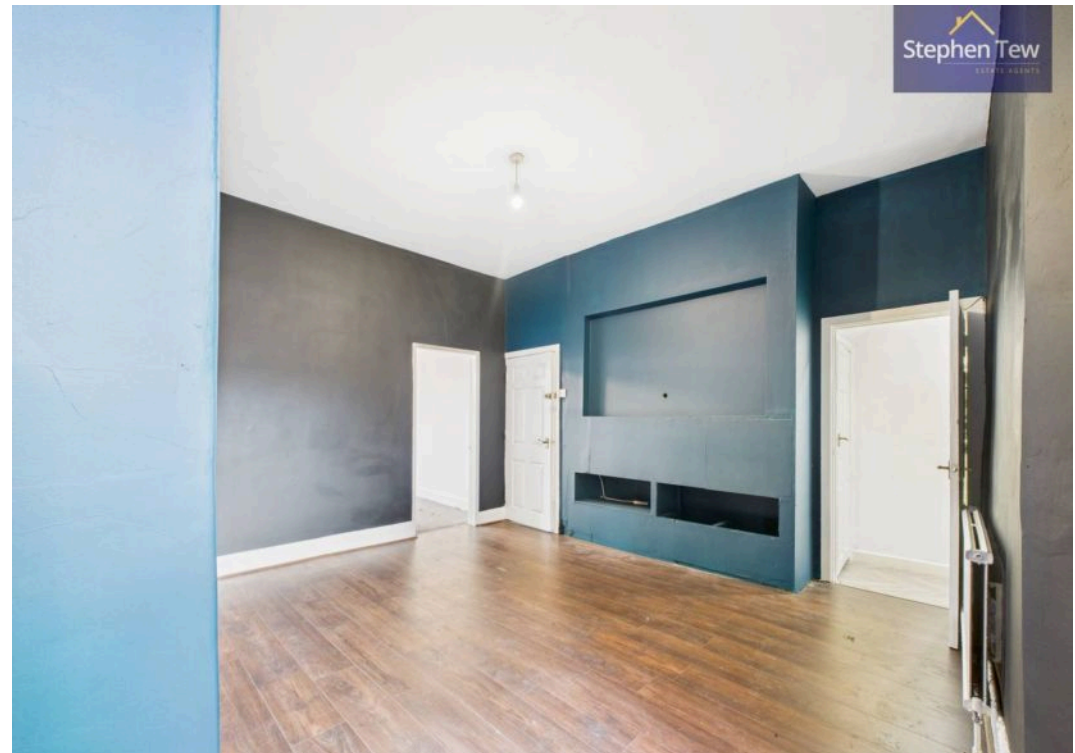
**Storage**  
2' 0" x 5' 0" (0.62m x 1.53m)

**Bedroom 3**  
8' 3" x 10' 4" (2.52m x 3.15m)

**Bedroom 4**  
10' 5" x 13' 8" (3.18m x 4.17m)

**Bathroom**  
8' 4" x 6' 11" (2.53m x 2.11m)







Floor 1



Approximate total area<sup>(1)</sup>  
657 ft<sup>2</sup>  
60.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2



Approximate total area<sup>(1)</sup>  
622 ft<sup>2</sup>  
57.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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