



164 Layton Road, Blackpool,  
Lancashire, FY3 8ER

**£189,950**

This is a very **SPACIOUS, DETACHED** bungalow within just 350m of **STANLEY PARK**.

The property would benefit from further updating, but already affords generous accommodation to include a **LARGE lounge OVER 17ft x 11ft**, a **HUGE UPVC conservatory OVER 18ft x 8ft**. In addition, a master **DOUBLE bedroom with en-suite**, Supplemented by the **LOFT ROOM** with its own en-suite. Externally are sunnier **WEST facing rear gardens**, a **DOUBLE tandem style garage plus parking to the driveway**.

**Early viewing advised due to limited availability of bungalows in this area.**

- DETACHED bungalow
- VERY SPACIOUS
- LARGE lounge
- MASTER SUITE
- LOFT ROOM
- HUGE conservatory
- UPVC double glazed
- Gas central heating
- WEST facing rear
- DOUBLE tandem garage

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**Hall:** UPVC double glazed window and front door, Staircase to the first floor, Coved ceiling, Dado rail, Radiator.

**Lounge:** 17'1" x 11'6" (5.20 m x 3.50 m) Feature fireplace with marble effect inset, hearth and fire surround, Two UPVC double glazed window, Coved ceiling, Double radiator. French doors to currently:-

**Bedroom 1:** 13'5" x 12'10" (4.10 m x 3.90 m) Fitted wardrobes with mirrored doors, Coved ceiling, UPVC double glazed window, Double radiator.

**Separate WC:** Low flush WC, Wash basin, Tiled walls and floor, UPVC double glazed window, Heated towel rail/radiator.

**Bedroom 2:** 8'10" x 5'7" (2.70 m x 1.70 m) Two UPVC double glazed windows, Radiator.

**Dining Kitchen:** 16'5" x 9'6" (5.00 m x 2.90 m) Fitted range of fitted wall and base cupboard units, Complementary roll edge worktops, Plumbed for washing machine and dishwasher, One and a half bowl stainless steel sink, Tiled walls and floor.

**Conservatory:** 18'8" x 8'6" (5.70 m x 2.60 m) UPVC double glazed conservatory, Patio doors to the rear garden.

**First Floor:**

**Loft Room:** 15'5" x 11'10" (4.70 m x 3.60 m) Built in wardrobe, UPVC double glazed window.

**En-Suite:** Comprising; Shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls and floor.

**Outside:**

**Front Garden:** Lawned with established shrubs.

**Rear Garden:** Sunnier west facing gardens, Mostly lawned with excellent level of privacy, Established hedgerow, Timber shed, Approximately 70

**Garage:** Double tandem style garage, Up and over door, Light and power.

**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)



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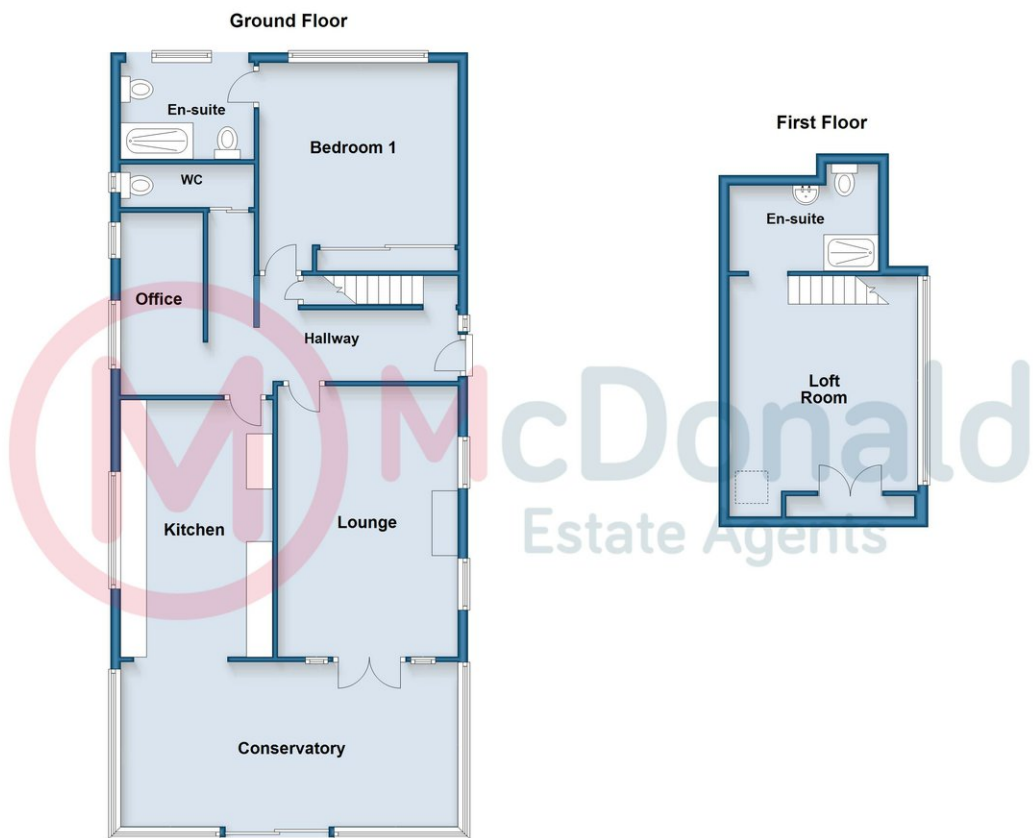


**Directions:** At Devonshire Square turn into Newton Drive. Then after the next set of lights turn first left into Layton Road.

**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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		66
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



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Layton Road

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