



40 Worcester Road, Blackpool,
FY3 9RQ

£143,950

***** POPULAR LOCATION as its CONVENIANT FOR STANLEY PARK AND THE HOSPITAL *****

This THREE bedroom end garden terraced home would benefit from a little TLC but is situated within just 0.2 miles of the AWARD WINNING STANLEY PARK and then just 0.8 miles of the HOSPITAL.

**With three bedrooms, a separate lounge and open plan MODERN fitted DINING kitchen and modern bathroom. Also with UPVC double glazing, gas central heating and a rear garden approx. 70ft long.
No chain.**

- THREE bedrooms
- Lounge
- FITTED dining kitchen
- MODERN bathroom
- UPVC double glazing
- Gas central heating
- Rear garden approx. 70ft
- No chain

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Hall: Double glazed composite front door, Wood effect laminate flooring, Staircase, UPVC double glazed window, Radiator.

Lounge: 14'4" x 10'0" (4.37 m x 3.05 m) 'Oak' boarding, UPVC double glazed window, Radiator.

Dining Kitchen: 16'3" x 14'1" (4.95 m x 4.29 m)

... **Kitchen Area:** Modern fitted wall and base cupboard units, 'Oak block' worktops, Stainless steel sink, Plumbed for washing machine, Tiled splashback, Free standing 'Leisure' five ring cooker with hot plate, double oven and grill (subject to negotiation), Extractor hood, UPVC double glazed window, 'Oak' flooring. Directly open to:-

... **Dining Area:** 'Oak' flooring, UPVC double glazed window and patio door, Radiator.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 14'4" x 9'9" (4.37 m x 2.97 m) UPVC double glazed window, Radiator.

Bedroom 2: 13'9" x 9'9" (4.19 m x 2.97 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'0" x 6'3" (2.44 m x 1.90 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Bath with overhead shower, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window.

Outside:

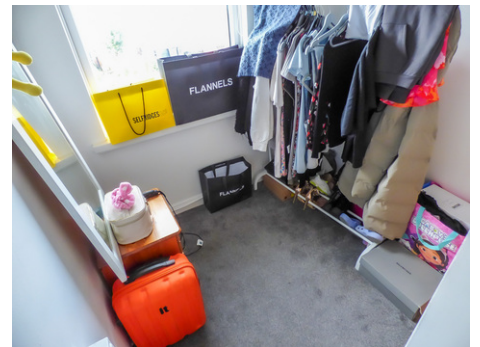
Front: Grassed, Paved path.

Rear: Large rear garden, Grassed, Flowerbed, Brick outbuilding. Approximately 70' in length.

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 - A £1518.00 (2024/25)



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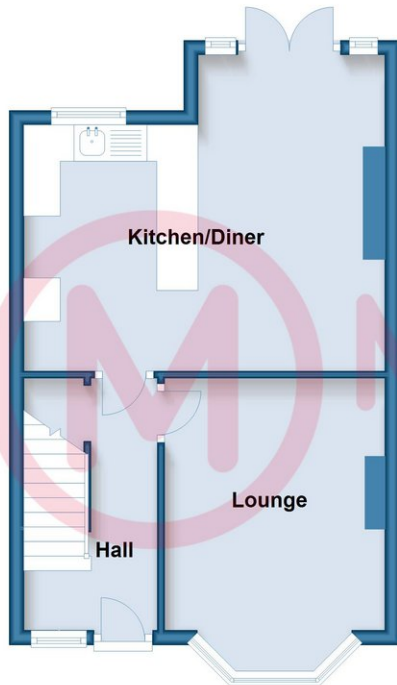
Directions: Take Whitegate Drive heading south, at the first set of traffic lights turn left into Forest Gate and immediate right into Mere Road. At the roundabout, take the third exit into West Park Drive. On reaching the mini roundabout at the junction with South Park Drive, turn left into East Park Drive then third right into Lawsons Road. Turn first right into Colchester Road, then second left into Worcester 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.

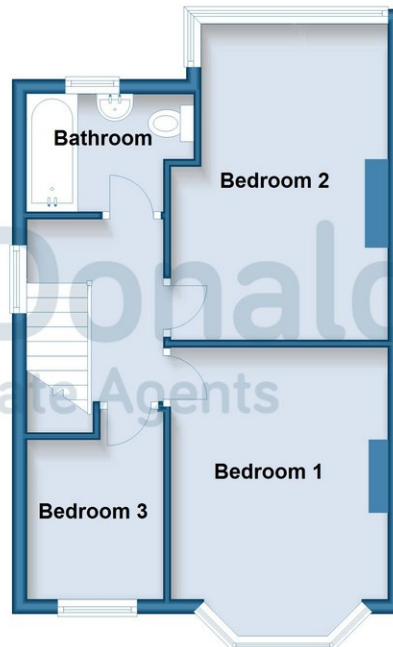
Photography: Images are for representation only and items shown do not infer their presence.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Plan produced using PlanUp.

Worcester Road

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