



Worcester Road, Blackpool, FY3 9RQ

Price: £149,950

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- Excellent Family Area
- Recently Modernised
- NO CHAIN
- Spacious Kitchen Diner
- Large Rear Garden
- Close to Stanley Park & Lawson's Field
- Close to Victoria Hospital & Motorway Links
- Early Viewing Advised

50 Worcester Road , , Blackpool

Looking for the perfect property for a small family? Look no further! This good-sized garden terraced house has recently been modernised to a high standard throughout. It is well position closed to all local amenities including shops, good schools, transport links, the M55 motorway, Stanley Park, and Blackpool Victoria Hospital.

Offering NO CHAIN, the home briefly comprises; a spacious lounge, large kitchen diner with fitted appliances, a utility area under the stairs, three good sized bedrooms and a family bathroom. In addition, there is an easy maintenance garden to the front, and a large garden to the rear.

Sales are proving popular in this area, so early viewing is highly recommended to avoid missing out!

HALLWAY

14' 9" x 5' 10" (4.50m x 1.80m)

LOUNGE

14' 1" x 9' 11" (4.30m x 3.04m)

SPACIOUS KITCHEN DINER

13' 7" x 16' 3" (4.15m x 4.96m)

UTILITY AREA

5' 7" x 2' 6" (1.72m x 0.77m)

LANDING

8' 5" x 6' 3" (2.59m x 1.92m)

BEDROOM ONE

14' 0" x 9' 8" (4.29m x 2.95m)

BEDROOM TWO

13' 9" x 9' 2" (4.21m x 2.80m)

BEDROOM THREE

7' 2" x 6' 3" (2.19m x 1.93m)

BATHROOM

7' 7" x 5' 6" (2.33m x 1.68m)

GARDENS

Easy maintenance garden to front.
Large garden to rear, mostly lawn.

TENURE

The property is **Freehold**



Worcester Road, Blackpool

COUNCIL TAX

Band "A"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

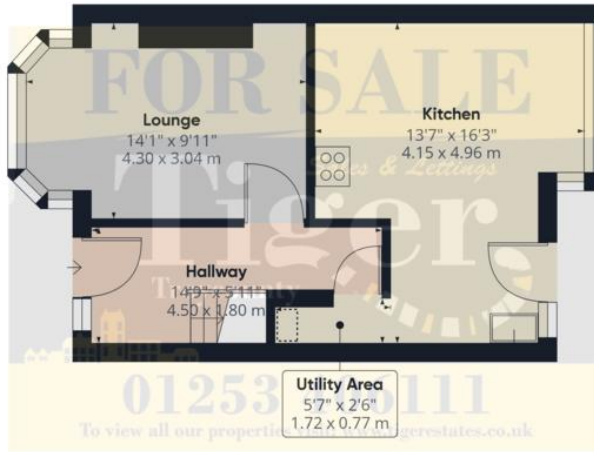
PLEASE NOTE

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21/11/2023



Worcester Road, Blackpool



Ground Floor



Floor 1



Approximate total area¹⁾

790.92 ft²
73.48 m²

Reduced headroom

2.39 ft²
0.22 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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