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BRITISH PROPERTY AWARDS
2024 GOLD WINNER ESTATE AGENT IN BLACKPOOL
2022 IN BLACKPOOL
2021 IN BLACKPOOL

13 Dorchester Road, Blackpool, FY1 2LU



£131,950

This truly is a SUBSTANTIAL mid-terraced family home, offering exceptionally SPACIOUS accommodation throughout, along with excellent potential to add further value.

The ground floor boasts THREE versatile reception areas, comprising a lounge, second sitting room, and a dining area that flows into the fitted kitchen area, creating an ideal space for family living and entertaining.

To the first floor are THREE well-proportioned bedrooms, with two measuring an impressive OVER 15ft and OVER 18ft in length respectively. The bathroom, separate WC, and adjoining store room offer exciting scope to be combined into a LARGE contemporary family bathroom.

Further benefits include a ground floor WC, a HUGE garage providing excellent storage or parking, a location just 0.3 miles from the SEAFRONT and WEST-FACING rear gardens, perfect for enjoying the afternoon and evening sunshine.

No onward chain





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- **THREE bedrooms**
- **Bathroom**
- **Separate WC**
- **THREE reception areas**
- **Kitchen**
- **UPVC double glazing**
- **Gas central heating**
- **WEST facing rear**
- **LARGE garage**
- **Close to SEAFRONT**





Vestibule: UPVC double glazed front door.

Hall: Spindled staircase, Meter cupboard, Coved ceiling, Picture rail, Wood effect laminate flooring, UPV double glazed window, Radiator.



Lounge: 15'4" x 11'10" (4.67 m x 3.61 m) Fitted living flame coal effect gas fire and surround, Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

Second Lounge: 18'11" x 11'10" (5.77 m x 3.61 m) Stunning period fireplace with polished wooden fire surround, tiled inset and mirror over mantlepiece, Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

Dining Area: 11'11" x 8'1" (3.63 m x 2.46 m) Built in 'original' drawer and cupboard unit, Understairs storage, Directly open to:-



Kitchen Area: 9'5" x 7'11" (2.87 m x 2.41 m) Fitted wall and base cupboards, Worktops, Built in oven and hob, Stainless steel sink, Plumbed for washing machine, Tiled splashback, UPVC double glazed rear door and window.

Covered Way: Covered area with UPVC double glazed windows and rear door, also leading to:-

...Ground Floor WC: Low flush WC, Tiled floor, UPVC double glazed window.



...Garage: 22'11" x 10'10" (6.98 m x 3.30 m) Up and over door, Light and power, UPVC double glazed window.

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First Floor:

Landing.

Bedroom 1: 15'3" x 11'10" (4.65 m x 3.61 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 2: 18'2" x 11'2" (5.54 m x 3.40 m) Picture rail, UPVC double glazed window, Vertical radiator.



Bedroom 3: 8'2" x 7'4" (2.49 m x 2.24 m) Picture rail, UPVC double glazed window, Radiator.

Bathroom: Comprising; Bath with overhead shower unit, Wash basin, Built in cupboard, Part tiled walls, UPVC doule glazed window, Radiator. Leading to:-

Store Room: 5'1" x 3'3" (1.55 m x 0.99 m) Excellent storage area, Also housing the combi gas central heating boiler.

Separate WC: Low flush WC, UPVC double glazed window.



Outside:

Front: Stone paved for ease of maintenance.

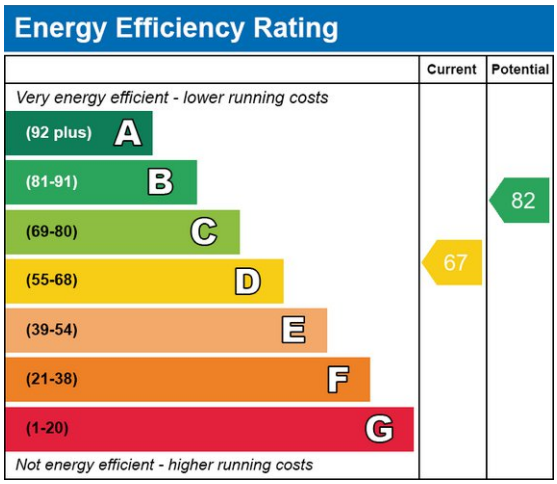
Rear Garden: West facing, Mostly paved with flowerbeds. Leading to garage (see above)

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.

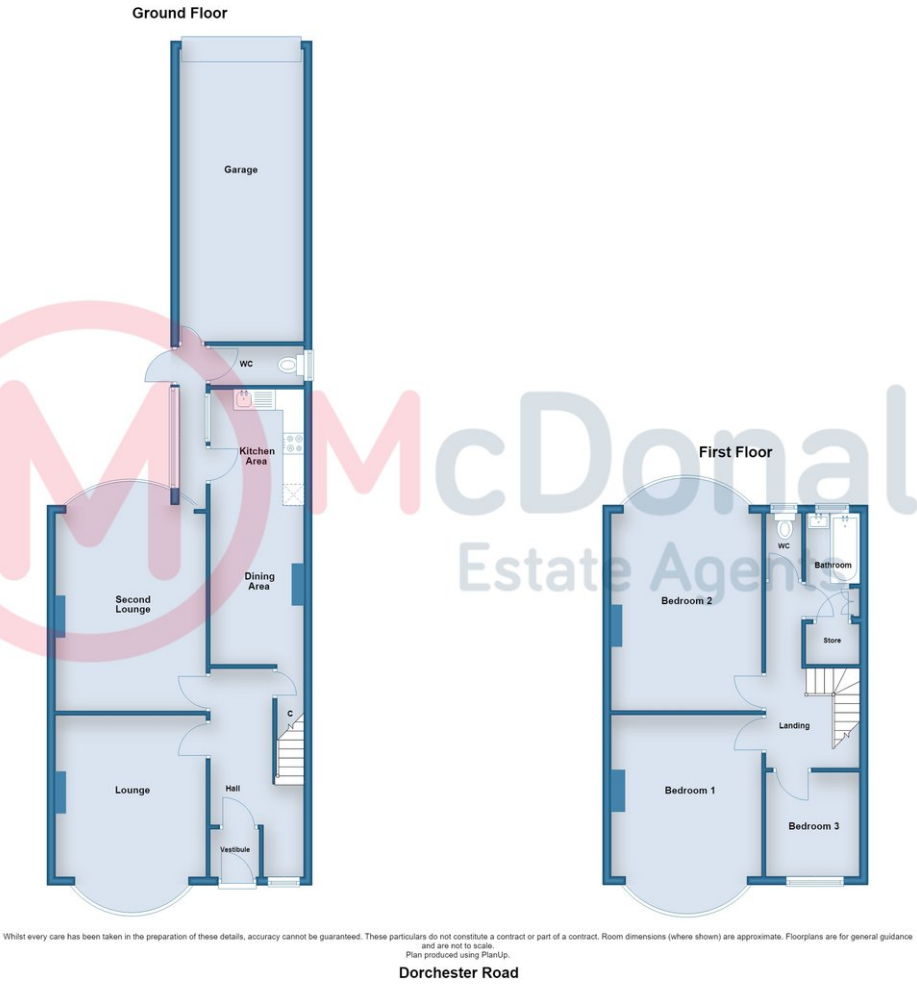
Council Tax: Band - C £2233.97 (2026/27)

Directions: Take Whitegate Drive and proceed north straight ahead into Devonshire Road carry along this road going north passing across Talbot Road, pass under the bridge and upon reaching Warbreck Hill Road roundabout exit left, and then second left into Hodgson Road, Cambray Road is immediately first on the right hand side and then finally left again into Dorchester 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.



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