

**206 West Park Drive , , Blackpool, FY3 9LW**

**Price: £390,000**

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- A Beautiful Four Bedroom Semi Detached Family Home
- Hall To Hall / Stanley Park Location
- Double Glazed & Gas Central Heated
- Two Bathrooms / Downstairs Utility Area
- Stunning Open Plan Kitchen / Dining Room
- Conservatory / Glass Room To Rear
- Off Road Parking & Converted Garage
- Council Tax Band - E

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# 206 West Park Drive , , Blackpool

## INTRODUCTION

This stunning 4-bedroom semi-detached house is a rare find, ideally situated just a stone's throw away from the award-winning Stanley Park in Blackpool. Offering a fantastic opportunity to secure your forever home, this property is perfect for families and individuals seeking a peaceful coastal lifestyle, especially those looking to relocate from the hustle and bustle of city life.

Upon entering the ground floor, you are greeted by an impressive hallway featuring a grand staircase leading to the first floor. The hallway provides access to all the ground floor rooms, offering an open and welcoming atmosphere throughout.

The spacious main lounge, located at the front of the house, overlooks the picturesque Stanley Park and is filled with natural light, thanks to the large windows. The original stained glass windows on the side add a touch of character and charm to the space, creating a warm, inviting ambiance.

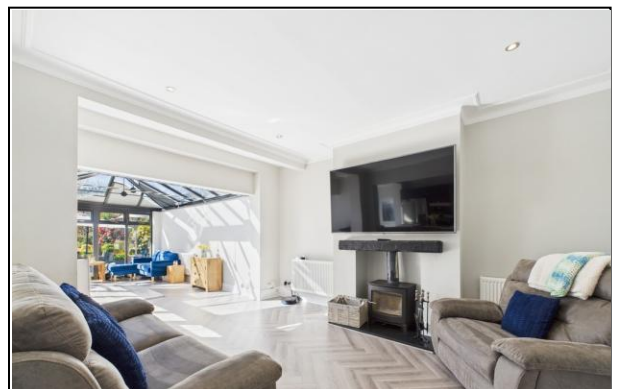
At the rear of the home, the heart of the property truly opens up. A beautiful, modern kitchen with a central island serves as the perfect space for cooking and gathering. It's equipped with a range of high-end fitted appliances, making meal preparation a pleasure. French doors lead to the rear garden, seamlessly blending the indoors and outdoors. The kitchen flows into a second reception room, which is currently open to the conservatory or glass room. This bright, airy space floods with natural light and provides an ideal area for entertaining guests, with direct access to the family garden. A log-burning fire adds a cozy touch, making this room perfect for relaxing on those colder nights.

The ground floor also benefits from a separate utility area with ample room for appliances, providing extra convenience and functionality. Additionally, there is a well-appointed downstairs three-piece shower room, ideal for guests and for added practicality.

The first floor of the home is just as impressive, with four good-sized bedrooms. The fourth bedroom is currently outfitted as a luxurious walk-in wardrobe, offering plenty of storage space and flexibility for the new owners. A stylish four-piece bathroom suite completes the first-floor living spaces, offering both functionality and elegance.

Externally, the property continues to impress with a substantial family garden. Cleverly divided, the garden features a well-maintained patio area, perfect for seating and outdoor dining, along with a lush lawn and a low-maintenance wood chip area to the rear. The garden is bordered with mature trees and shrubs, providing both privacy and a sense of tranquility. A hot tub is also a welcome addition, offering a perfect place to unwind and enjoy the outdoors.

The garage has been thoughtfully converted into a home office, making it an ideal space for those who work from home. There is also off-road parking to the front of the





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property, along with a side driveway for additional convenience.

With its blend of classic charm and modern comforts, this home is the perfect choice for families, professionals, or anyone looking to enjoy a more relaxed coastal lifestyle while remaining close to the vibrant heart of Blackpool. Don't miss the opportunity to make this stunning property your forever home.

### GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

#### APPROXIMATE AGE OF THE PROPERTY

1930's

#### TENURE

The property is **Freehold**

#### COUNCIL TAX

Band "E"

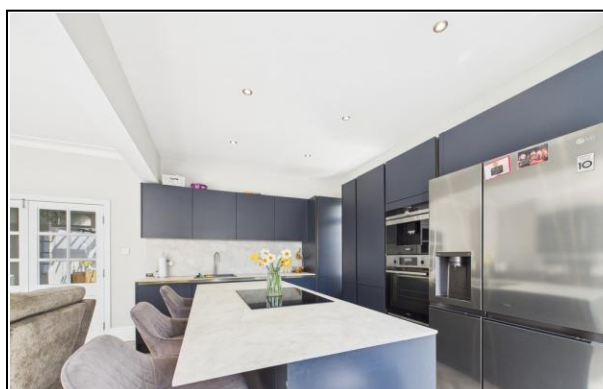
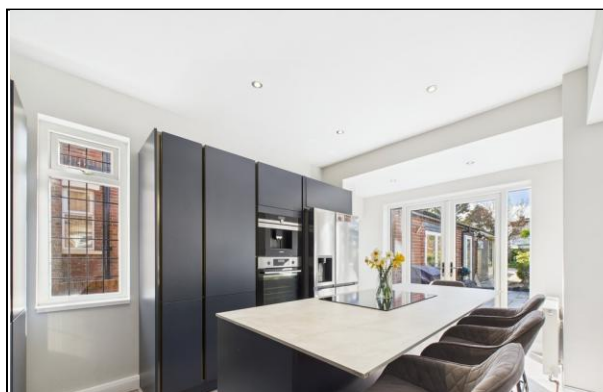
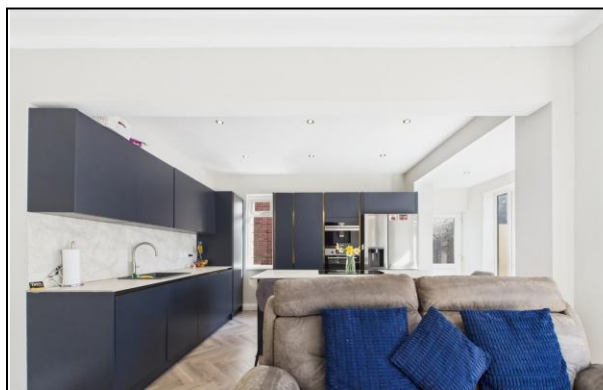
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

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

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

14/04/2025



# 206 West Park Drive, , Blackpool



Ground Floor Building 1



Floor 1 Building 1



## Approximate total area<sup>1</sup>

1662.37 ft<sup>2</sup>

154.44 m<sup>2</sup>

## Reduced headroom

7.67 ft<sup>2</sup>

0.71 m<sup>2</sup>

(1) Excluding balconies and terraces

## Reduced headroom

Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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