

19 Hillcrest Road , , Blackpool, FY4 1QT

Price: £289,950

%epcGraph_c_1_400%

- A Stunning Recently Renovated 4 Bedroom Family Home
- Gorgeous Family Kitchen
- Three Toilets / Two Bathrooms
- Separate Utility Area
- Ideal For Growing Families
- No Onward Chain Delay
- South Facing Rear Garden
- Council Tax Band - D

To view all of our properties visit www.tigerestates.co.uk

19 Hillcrest Road , , Blackpool

INTRODUCTION

Welcome to this beautifully refurbished four-bedroom link-detached home, perfectly positioned in a fabulous and highly sought-after location. Offered with no onward chain, this stunning property has been renovated to an exceptional standard throughout, combining stylish contemporary finishes with thoughtful design to create a spacious and inviting family home.

As you step through the double-glazed entrance door, you're welcomed into a bright and airy hallway, featuring luxury vinyl tile flooring, a meter cupboard, and a handy under-stairs storage space. Just off the hall is a newly fitted downstairs W.C, boasting a sleek vanity wash hand basin and W.C, complemented by marble-effect uPVC wall cladding, a back-lit mirror, and LVT flooring for a modern, high-end touch.

To the front of the house, the lounge offers a warm and comfortable space to relax, with a large double-glazed window, radiator, a stylish feature media wall, and tasteful wall lighting. The LVT flooring continues through the room, creating a cohesive and elegant finish. An open-plan layout leads you effortlessly into the heart of the home: a spacious and contemporary kitchen/diner.

The kitchen/diner has been designed with both practicality and aesthetics in mind. Featuring a brand-new matte grey kitchen, it offers a comprehensive range of wall and base units topped with sleek work surfaces, a 1½ bowl sink with a modern mixer kettle tap, and integrated appliances including a built-in double oven, Bosch ceramic hob with extractor hood, and fridge/freezer. Down lights beneath the wall units and kickboard lighting enhance the stylish ambiance. A large window and patio doors open onto the rear garden, filling the space with natural light and making this a perfect area for both family dining and entertaining.

A separate utility room provides additional functionality, with a work surface, space and plumbing for both a washing machine and tumble dryer, and access to the rear garden via a double-glazed door. The LVT flooring continues here, ensuring the same high standard of finish throughout the ground floor.

The split-level landing leads to the first floor's spacious accommodation and provides access to the loft. The master bedroom sits to the front of the home and features a decorative feature wall, soft carpet underfoot, and a large window that lets in plenty of light. The adjoining en suite is beautifully appointed with a bold black oversized shower cubicle and mixer shower, a modern vanity unit with wash basin, a close-coupled W.C, a back-lit mirror, uPVC wall cladding, and a heated towel rail – all finished to a contemporary specification.

Three further bedrooms offer generous proportions and versatility. Bedroom two and bedroom four face the front of the property, while bedroom three enjoys views over the rear garden. All benefit from double-glazed windows, radiators, and plush carpeted floors, making them ideal



19 Hillcrest Road, , Blackpool

for use as children's rooms, guest accommodation, or a home office.

The main family bathroom is a luxurious and tranquil space, showcasing a stylish four-piece suite comprising a freestanding bath, a black-framed corner shower cubicle with mixer shower, vanity wash basin, and W.C. A back-lit mirror, uPVC wall cladding, heated towel rail, and LVT flooring complete this well-appointed room with elegance and comfort.

The south-facing rear garden is a sun-soaked haven, with a newly seeded lawn and a paved area perfect for outdoor entertaining. Raised borders add charm and structure to the garden, creating a private and welcoming retreat. At the front, a private driveway leads to an integral garage fitted with an electric up-and-over door, offering both secure parking and additional storage space, complete with power and lighting.

With an EPC rating of D and situated within Council Tax Band D, this exceptional property is offered with no chain and represents a rare opportunity to own a beautifully refurbished family home in an enviable location. Early viewing is strongly recommended to fully appreciate the quality and space on offer.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

TENURE

The property is **Freehold**

COUNCIL TAX

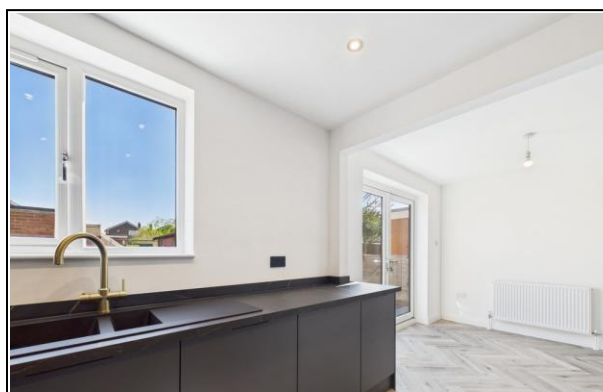
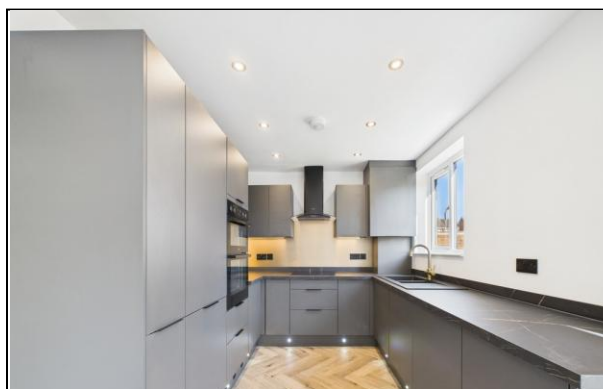
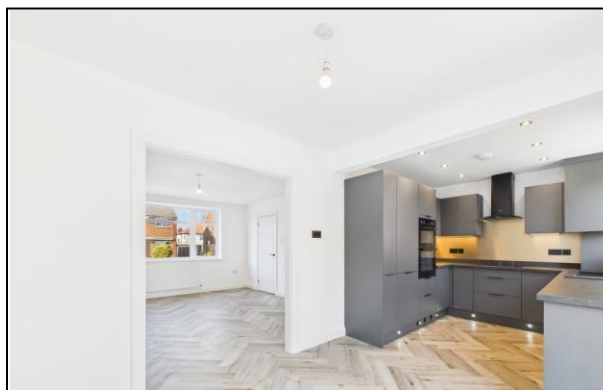
Band "D"

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

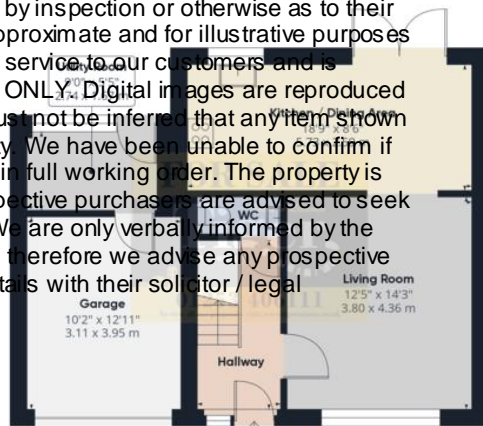
These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective



19 Hillcrest Road, , Blackpool

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.

21/11/2025



Ground Floor



Floor 1



Approximate total area¹
1193.39 ft²
110.87 m²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360