



666 Lytham Road , , Blackpool, FY4 1RG

Price: £279,950

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- A Fabulous 3 Bedroom Semi Detached Family Home
- Double Glazed And Gas Central Heated
- Spacious Rooms Throughout
- Open Plan Kitchen / Dining Area
- Close To Local Schools And Supermarkets
- Off Road Parking To Front
- Family Garden To The Rear
- Council Tax Band - D

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INTRODUCTION

This beautifully presented semi-detached family home is located in a sought-after area, ideally positioned close to excellent schools, local amenities, and convenient transport links. Full of character, the property retains many original features while offering modern touches throughout.

The ground floor boasts two spacious and light-filled reception rooms, including a bay-fronted dining room and a welcoming lounge with French doors that open onto the rear garden. A contemporary fitted kitchen offers ample storage and workspace, along with direct access to the garden, making it perfect for everyday living and entertaining.

Upstairs, the home features three well-proportioned bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a modern family bathroom and a separate WC.

Externally, the property includes off-street parking to the front and a generously sized, enclosed rear garden with a mix of lawn and patio areas, mature planting, and a selection of fruit trees. Additional features include a brick-built laundry room and an outside WC, providing practical convenience and charm.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY
1920s

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



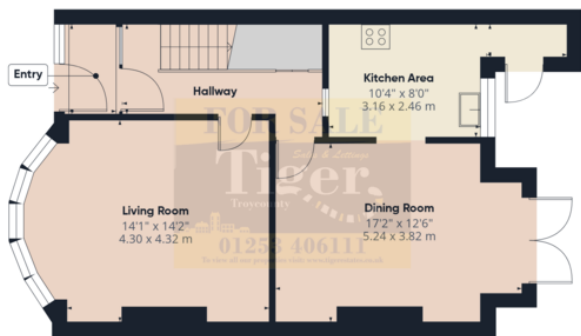
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responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a 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.

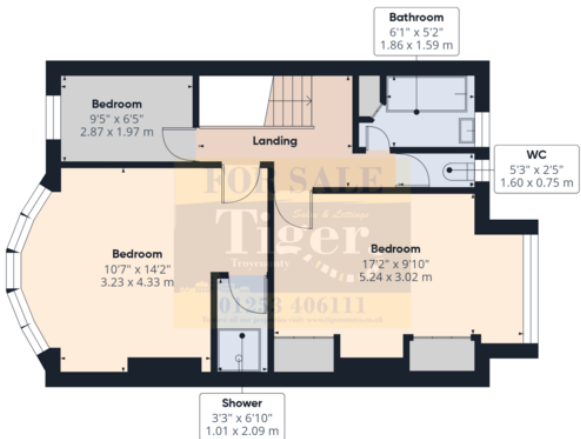
05/06/2025



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Ground Floor



Floor 1



Approximate total area¹
1234 ft²
114.6 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.

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