



71 St. Lukes Road , , Blackpool, FY4 2EL

Price: £240,000

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- A Lovely 3 Bedroom Plus Office Semi Detached Family Home
- Double Glazed And Gas Central Heated
- Open Plan kitchen / Dining Area
- Separate Front Living Room
- Modern Bathroom Suite
- Off Road Parking & Garage
- Close For Local Schools
- Council Tax Band - D

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INTRODUCTION

This charming and spacious hall-to-hall semi-detached family home is perfectly positioned on one of South Shore's most desirable and sought-after roads. Offering generous and well-proportioned rooms throughout, it provides the ideal setting for growing families or those looking to settle into their long-term home.

Upon entering, you are welcomed into a bright and airy main living room that benefits from an abundance of natural light, creating a warm and inviting space perfect for relaxing or entertaining. To the rear of the property, the open-plan kitchen and dining room offers a wonderful family environment. This area is ideal for both everyday living and hosting guests, with ample room for a freestanding fridge freezer, washing machine, and tumble dryer. The kitchen also features an integrated oven, a convenient built-in storage cupboard, and direct access to the side driveway through a rear door, ensuring both practicality and ease of use.

The first floor continues to impress, boasting three generously sized bedrooms, each offering ample space for bedroom furniture and comfortable family living. In addition to these, there is a smaller fourth room, which serves perfectly as a home office, nursery, or study. The bathroom is fitted with a contemporary suite, including a bath with overhead shower and glass screen, a modern wash hand basin, and the added benefit of a separate WC, ideal for busy households.

Externally, the property enjoys a lovely rear garden that provides a secure and family-friendly outdoor space. It features a raised decked seating area, a well-maintained lawn, and a fully enclosed fence line for privacy and peace of mind. A brick-built garage sits to the rear, offering valuable additional storage space and the potential to be used as a home gym or workshop. There is also the added convenience of an outdoor WC. The side and front of the property are beautifully paved with Indian stone, and the generous driveway provides off-road parking for multiple vehicles.

Situated close to excellent local schools, a wide range of shops, and convenient bus routes, this property offers the perfect combination of comfort, style, and location. It is a rare opportunity to acquire a long-term family home in such a desirable part of South Shore.

Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

1920s

TENURE



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The property is **Freehold**

COUNCIL TAX

Band "D"

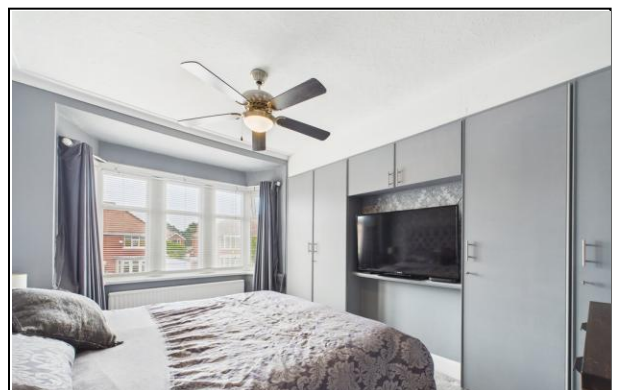
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

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 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.

17/06/2025

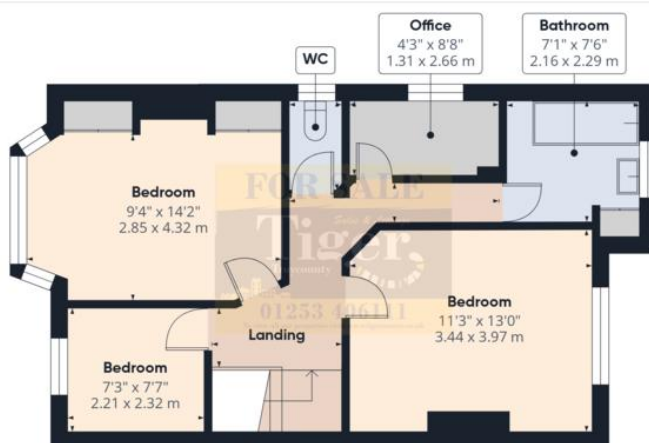


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Ground Floor

Approximate total area[®]
1090 ft²
101.2 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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