



**116 Newhouse Road, Blackpool, FY4 4JN**

**Price: £117,950**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>88 B</b>
69-80	<b>C</b>	<b>69 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

- A Lovely Two Bedroom Mid Terrace Home
- Popular Residential Location
- Close To Schools And Amenities
- Easy Access To M55 Motorway
- Lounge And Fitted Kitchen
- 60ft Enclosed Rear Garden With Garage
- No Onward Chain Delay
- Council Tax Band - A

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# Newhouse Road, Blackpool

## INTRODUCTION

We are delighted to welcome to the market this attractive and well-presented two-bedroom mid-terrace home, ideally positioned within a popular and well-established residential area.

Conveniently located close to a range of local amenities, the property benefits from easy access to primary and secondary schools, regular bus routes and major supermarkets. Excellent transport links are also close at hand, with straightforward access to the M55 motorway via Preston New Road, making this an ideal choice for commuters.

Internally, the accommodation is well laid out and briefly comprises a welcoming lounge to the front of the property, providing a comfortable living space, and a fitted kitchen to the rear. To the first floor are two well-proportioned bedrooms along with a family bathroom.

Externally, the property offers a low-maintenance stoned garden to the front, while to the rear is an impressive enclosed garden extending to approximately 60ft. The rear garden is predominantly designed for outdoor dining and relaxation benefitting from a single garage.

## TENURE

The property is **Freehold**

## COUNCIL TAX

Band "A"

## 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.





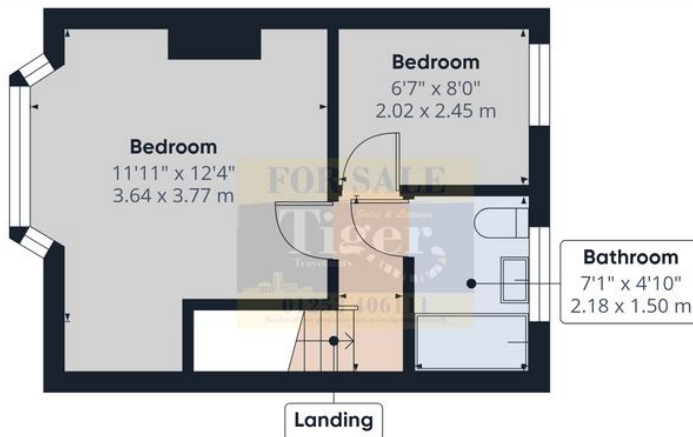
## Newhouse Road, Blackpool



# Newhouse Road, Blackpool



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
554 ft<sup>2</sup>  
51.4 m<sup>2</sup>

(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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