



**14 Holly Wood Way , , Blackpool, FY4 5FQ**

**Price: £265,000**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(55-68) <b>D</b>		

- Stunning Three-Bedroom Detached Family Home
- Beautifully Presented And Well Maintained Throughout
- Spacious Lounge And Modern Kitchen/Diner
- Integrated Kitchen Appliances And Patio Doors
- Main Bedroom With Stylish En-Suite Shower Room
- Landscaped Rear Garden With Patio Area
- Detached Garage And Driveway Parking For Multiple Vehicles

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# 14 Holly Wood Way , , Blackpool

## INTRODUCTION

We are delighted to present this beautifully presented and immaculately maintained three-bedroom detached family home, ideally located on the outskirts of Blackpool. Finished to a high standard throughout, the property offers spacious and modern living, perfect for families and professionals alike.

Upon entering the property, you are welcomed into a bright and comfortable lounge with carpeted flooring and a front-facing window allowing plenty of natural light. To the rear is a superb open-plan kitchen/diner, ideal for both everyday living and entertaining, featuring tiled flooring, stylish spotlighting and patio doors that open directly onto the rear garden. The kitchen is fitted with a range of modern units and complementary worktops, along with integrated appliances including an oven, hob, extractor hood, fridge-freezer and dishwasher. A convenient ground-floor WC/cloakroom completes the downstairs accommodation, finished with high-quality vinyl flooring and a modern white suite.

To the first floor are three well-proportioned bedrooms, all tastefully decorated and carpeted. The main bedroom benefits from a contemporary en-suite shower room comprising a white suite, separate shower enclosure, spotlighting and a heated towel rail. The remaining bedrooms offer flexible living space suitable for family members, guests or home working. The family bathroom is finished to a high standard and features a modern three-piece suite with shower over bath, glass screen, partially tiled walls, spotlighting and a heated towel rail.

Externally, the property boasts a stunning landscaped rear garden with a high-quality artificial lawn and a paved patio area, perfect for outdoor dining and entertaining. The garden is fully enclosed with panel fencing and provides gated access to the driveway. Further benefits include a detached single garage with up-and-over door and a driveway providing off-road parking for two to three vehicles.

## 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.





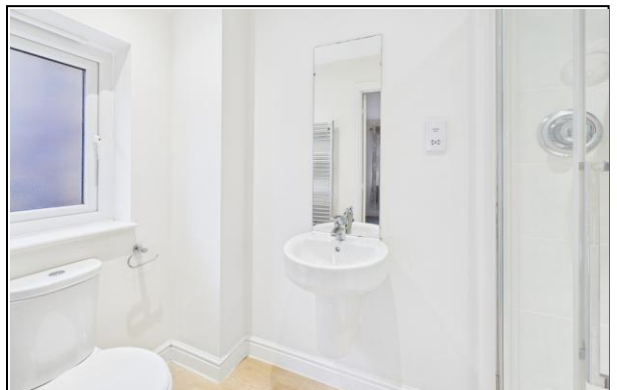
## 14 Holly Wood Way, , Blackpool

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.

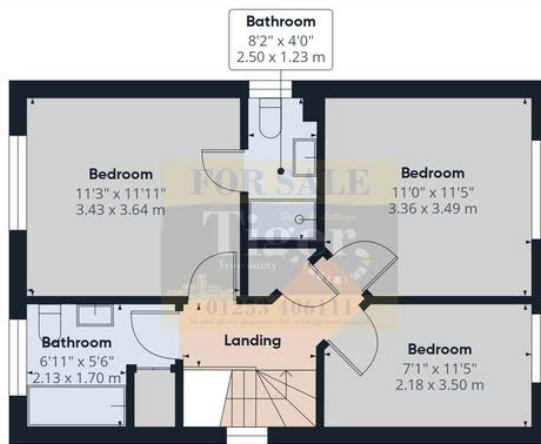
03/02/2026



# 14 Holly Wood Way, , Blackpool



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
985 ft<sup>2</sup>  
91.3 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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