



22 Boston Way, Blackpool, FY4 4YB

Price: £140,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Three-Bedroom Mid-Terrace Property
- Ideal First-Time Buyer Home
- Separate Front Lounge Area
- Open-Plan Kitchen And Breakfast Room
- Additional Downstairs WC
- Well-Maintained Rear Garden
- Close To Local Supermarkets
- Council Tax Band - A

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

22 Boston Way, Blackpool

INTRODUCTION

We are delighted to offer this well-presented three-bedroom mid-terrace property, perfect for first-time buyers or those looking for a comfortable family home. The property is in good condition throughout and offers a practical layout with a blend of traditional charm and modern living.

On the ground floor, you will find a separate front lounge, providing a cosy space for relaxing or entertaining guests. At the rear, the home benefits from an open-plan kitchen and breakfast room, ideal for family meals and social gatherings, with ample space for dining. There is also an additional downstairs WC for convenience.

Upstairs, the property comprises three bedrooms and a modern shower room, offering flexibility for families or home working.

Externally, the property boasts a well-maintained garden to the rear, providing a private outdoor space for relaxing or enjoying the warmer months.

Located in a convenient position, the home is close to local supermarkets and amenities, making day-to-day life easy.

Viewing is highly recommended to fully appreciate this delightful property and all it has to offer. Don't miss the opportunity to make this charming house your new home!

TENURE

The property is **Freehold**

COUNCIL TAX

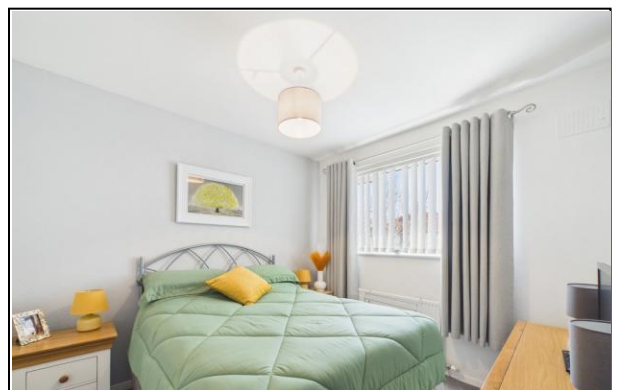
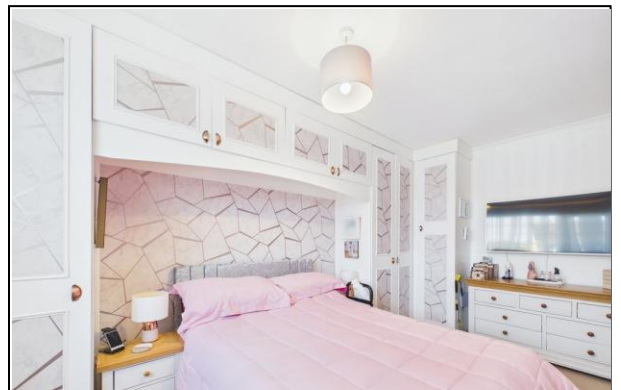
Band "A"



22 Boston Way, Blackpool

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.



22 Boston Way, Blackpool



Ground Floor



Floor 1

Approximate total area⁽¹⁾
796 ft²
74.1 m²

Reduced headroom
13 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE 360

