



119 St. Lukes Road, Blackpool, FY4 2EG

Price: £250,000

- A Fantastic 3 Bedroom Semi Detached Family Home
- Sought After Residential Area With No Onward Chain
- Spacious Lounge And Open Plan Kitchen / Dining Room
- Conservatory To Rear Flowing Into Private Garden
- Three Good Sized Bedrooms With Fitted Furniture To Main
- Driveway Parking With Garage And Mature Rear Garden

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INTRODUCTION

Situated in a sought-after residential area, this well-presented property is offered to the market with no onward chain, making it an excellent opportunity for families and buyers seeking a smooth and straightforward purchase.

The accommodation is bright, spacious and thoughtfully laid out. The ground floor features a generous lounge, ideal for both relaxing and entertaining, alongside a modern open-plan kitchen/dining room that forms the heart of the home. From here, doors lead into a conservatory to the rear, providing an additional versatile living space that enjoys pleasant views and flows seamlessly into the garden. Additional downstairs WC to the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, with the main bedroom benefiting from fitted furniture, providing ample storage. The accommodation is completed by a clean and tidy four-piece family bathroom suite, comprising bath, separate shower, wash basin and WC.

Externally, the home continues to impress. To the front there is a private driveway leading to a garage, offering off-road parking and additional storage. To the rear is a mature, well-established garden which is not overlooked, providing a peaceful and private outdoor space ideal for families and entertaining.

The property is conveniently located close to local shops and well-regarded schools, further enhancing its appeal as an ideal family home. Early viewing is highly recommended to fully appreciate the space, location and potential on offer.

TENURE

The property is **Freehold**

COUNCIL TAX

Band "D"

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.



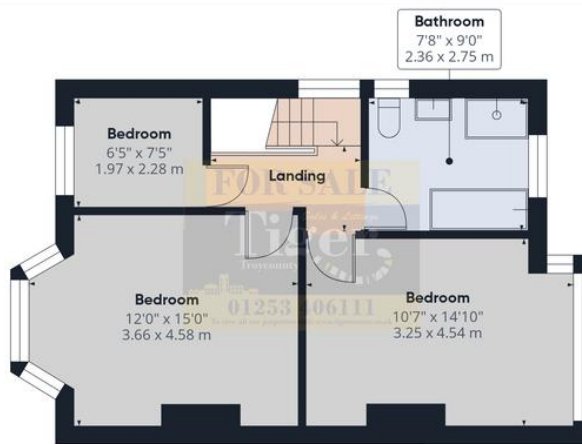
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Ground Floor



First Floor



Approximate total area^m
1069 ft²
99.4 m²

Reduced headroom
2 ft²
0.2 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

