



Whitegate Drive, Blackpool, FY3 9HF

Starting Bid £220,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

- For Sale by Online Auction
- Imposing Four-Bedroom Detached Home
- Four En-Suite Bedrooms
- Ground Floor Bedroom with En-Suite
- Luxury Master En-Suite with Roll-Top Bath
- Spacious Modern Kitchen/Diner with Breakfast Bar
- Additional Loft Room with Solid Staircase
- Separate Two-Bedroom Annexe

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For Sale by Online Auction with a Starting Bid of £220,000. Terms and Conditions Apply. See WebbMove for all the Auction Details.

An imposing and well-proportioned four-bedroom detached residence occupying a generous corner plot in a much sought-after area, offering spacious and versatile accommodation together with a SEPARATE TWO-BEDROOMED ANNEXE.

The main house combines impressive proportions with a wealth of original character, including beautiful stained-glass windows, while also benefiting from a modern kitchen and contemporary bathroom suites. The accommodation includes a large lounge, ideal for both family living and entertaining, together with a spacious fully fitted modern kitchen/diner featuring a breakfast bar and ample space for dining. A convenient downstairs WC further complements the ground-floor accommodation.

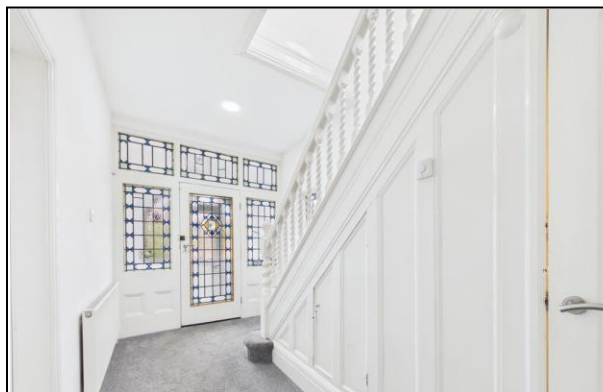
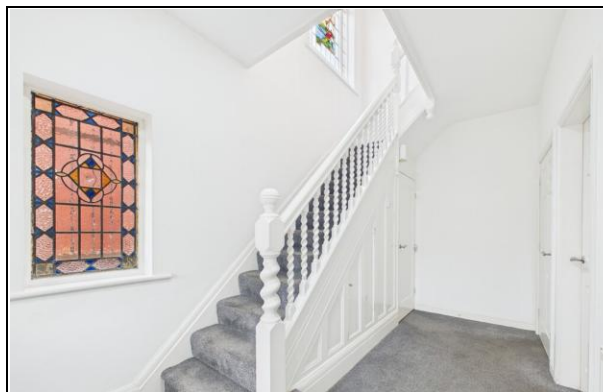
All four bedrooms are well proportioned and benefit from modern en-suite facilities. The ground floor provides the added convenience of a bedroom with its own en-suite, making this an ideal arrangement for guests, extended family or those looking for flexible single-level accommodation. The master bedroom is located upstairs and benefits from a particularly impressive four-piece en-suite featuring a shower tower panel with multiple jets and a stylish roll-top bath, providing an excellent level of comfort and luxury.

A further feature of the property is the additional loft room, accessed via a solid staircase, providing a useful and versatile space which could be utilised for a variety of purposes, subject to any necessary permissions and regulations.

The property occupies a large corner plot and offers excellent outdoor space and considerable potential. There is ample storage, including a substantial solid-built shed within the courtyard. A driveway provides off-road parking, with the added potential to extend this further down the side of the property, creating an additional off-street parking if required.

Adding significant versatility is the separate two-bedroom annexe, which comprises a large reception area, two individual bedrooms and a bathroom suite. Subject to the correct planning permissions, building regulations and any other relevant consents, the annexe could potentially be used for a variety of purposes, including multi-generational family living, accommodation for dependent relatives, guest accommodation, a home office or business space, or additional independent living accommodation. This flexibility makes it a particularly attractive feature for buyers looking for a property capable of adapting to changing family or lifestyle requirements.

The property is ideally situated within a much sought-after area, close to the popular Stanley Park and Blackpool Victoria Hospital, while also being conveniently positioned for a wide range of local amenities including shops, schools, eateries and transport links. Blackpool Town Centre is also easily accessible and is currently undergoing a multi-million-pound regeneration project, further enhancing the appeal and potential of the surrounding area.



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Offering substantial and versatile accommodation, a wealth of original features, modern facilities, a generous corner plot, excellent storage and parking potential, together with a highly adaptable two-bedroom annexe, this is a particularly impressive property that offers considerable scope for a wide range of buyers.

Offered for sale with no onward chain. Viewings are highly recommended and can be arranged either in person or from the comfort of your own home via our 360° virtual tour. Please get in touch with our team to arrange your preferred viewing option or to obtain further information.

VESTIBULE 7' 5" x 3' 4" (2.26m x 1.02m)

HALLWAY 4' 9" x 14' 6" (1.45m x 4.42m)

DOWNSTAIRS W.C. 2' 7" x 4' 4" (0.79m x 1.32m)

LIVING ROOM 13' 0" x 14' 2" (3.96m x 4.32m)

GROUND FLOOR BEDROOM/SECOND RECEPTION ROOM 9' 0" x 12' 7" (2.74m x 3.84m)

EN-SUITE BATHROOM 8' 4" x 4' 1" (2.54m x 1.24m)

KITCHEN/DINER 11' 7" x 20' 1" (3.53m x 6.12m)

STAIRS & LANDING

MASTER BEDROOM 13' 2" x 14' 3" (4.01m x 4.34m)

EN-SUITE BATHROOM 7' 8" x 9' 6" (2.34m x 2.9m)

BEDROOM TWO 10' 1" x 12' 7" (3.07m x 3.84m)

EN-SUITE BATHROOM 7' 6" x 4' 1" (2.29m x 1.24m)

BEDROOM THREE 7' 3" x 11' 0" (2.21m x 3.35m)

EN-SUITE BATHROOM 2' 8" x 6' 11" (0.81m x 2.11m)

LOFT ROOM 15' 1" x 13' 4" (4.6m x 4.06m)

ANNEXE

RECEPTION ROOM 12' 3" x 15' 6" (3.73m x 4.72m)

BEDROOM ONE 12' 7" x 7' 7" (3.84m x 2.31m)

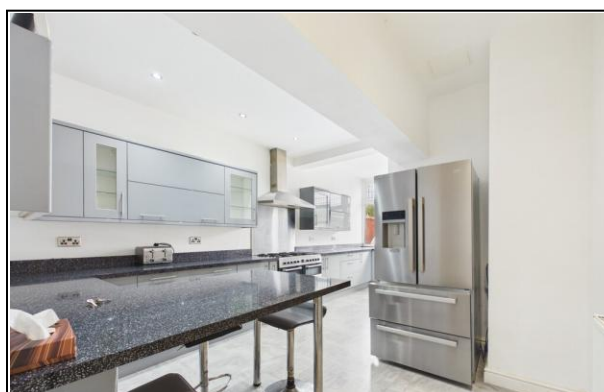
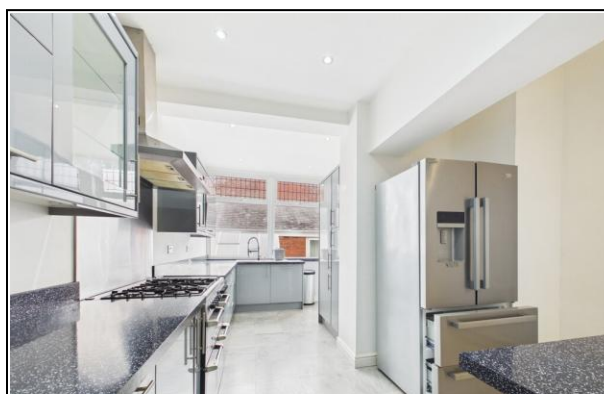
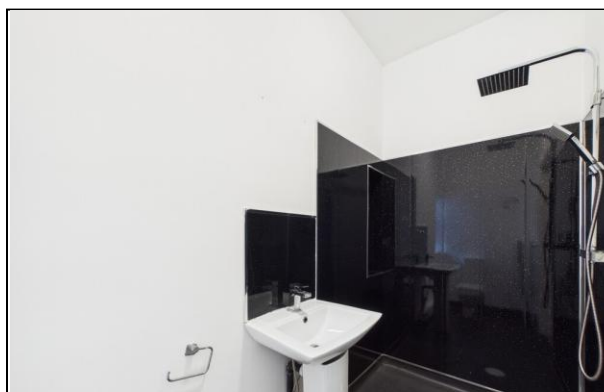
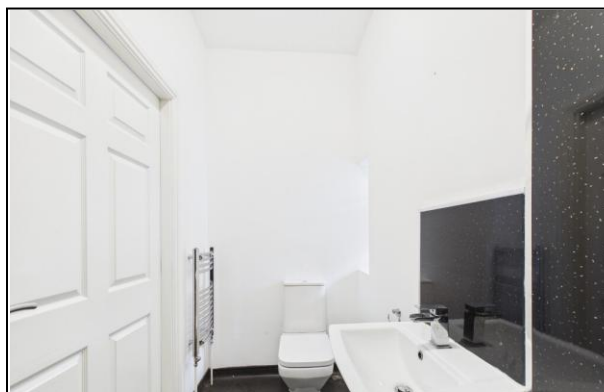
BEDROOM TWO 12' 7" x 7' 5" (3.84m x 2.26m)

BATHROOM 5' 0" x 6' 6" (1.52m x 1.98m)

GARDENS Generous gardens surround the front and side of the property.

There is a small courtyard to the rear with an outbuilding currently used for laundry.

In addition, there is a driveway to the side where there is also access to the separate annexe.



APPROXIMATE AGE OF THE PROPERTY

1930s

TENURE

The property is **Freehold**

COUNCIL TAX

Band **B**

ANNUAL COUNCIL TAX AMOUNT

We are advised that the local Council Tax Amount for a band "B" Property in Blackpool is approximately £1,954.73 per annum.

BROADBAND COVERAGE

We are advised that the property can obtain Full Fibre Broadband (FFB)

MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://www.ofcom.org.uk/mobile-coverage-checker>

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.

18/09/2026

