



**3 Borrowdale Road , , Blackpool, FY4 4RU**

**Price: £95,000**

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- **Two-Bedroom Semi-Detached House With Great Potential**
- **Spacious Lounge And Kitchen/Breakfast Room**
- **Conservatory With Access To Rear Garden**
- **Two Double Bedrooms On The First Floor**
- **Three-Piece Bathroom Suite Requiring Modernisation**
- **Generous Front And Rear Gardens With Mature Trees And Outbuilding**
- **Off-Road Parking, Side Access, Close To**

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# 3 Borrowdale Road , , Blackpool

## INTRODUCTION

This two-bedroom semi-detached house presents an excellent opportunity for buyers seeking a home in need of some renovation but offering tremendous potential to create a personalised living space.

The ground floor accommodation comprises a spacious lounge, providing ample room for both relaxation and entertaining, alongside a kitchen/breakfast room with scope for reconfiguration or modernisation. To the rear, a conservatory offers additional living space and enjoys direct access to the garden, making it an ideal area to enjoy views of the outdoors throughout the year.

To the first floor are two generously sized double bedrooms, both well-proportioned and filled with natural light. Completing the upstairs layout is a three-piece bathroom suite, which would benefit from updating to suit modern tastes.

Externally, the property boasts generous gardens to both the front and rear. The rear garden is a particular feature, offering a good degree of privacy and incorporating a variety of mature trees and shrubs, a brick-built outbuilding, and useful side access. The front garden provides off-road parking and is attractively landscaped with additional trees and shrubs.

The property is conveniently located with close access to motorway links and nearby supermarkets, making it ideal for commuters and families alike.

Offered for sale with no onward chain, this property represents a fantastic investment or first-time purchase with significant scope to add value.



## GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

### APPROXIMATE AGE OF THE PROPERTY

### TENURE

The property is **Freehold**

### COUNCIL TAX

Band "A"

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.

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



## 3 Borrowdale Road, , Blackpool

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

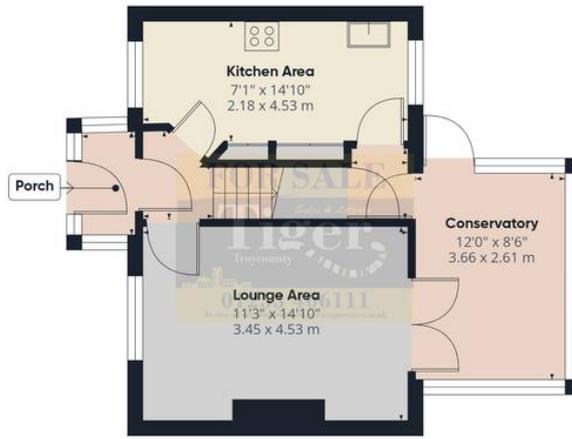
### PLEASE NOTE

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.

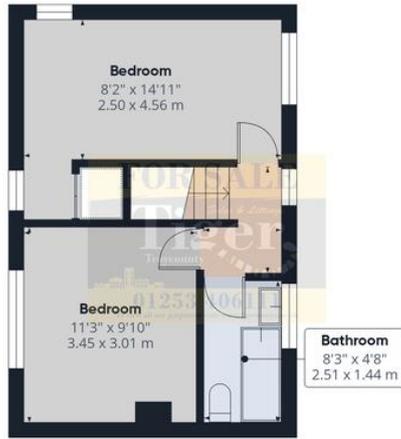
09/03/2026



# 3 Borrowdale Road, , Blackpool



Ground Floor Building 1



Floor 1 Building 1



**Approximate total area<sup>(1)</sup>**  
758 ft<sup>2</sup>  
70.4 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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