



24 Sandhills Avenue, Blackpool, FY4 1QQ

Price: £175,000

- A Spacious Two Double Bedroom Family Property
- Situated In A Popular Residential Area Close To Shops
- No Onward Chain Delay – Ideal For First Time Buyers
- Welcoming Entrance Hallway And Separate Front Lounge
- Modern Open Plan Kitchen Diner
- Two Double Bedrooms With Fitted Furniture

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

24 Sandhills Avenue, Blackpool

INTRODUCTION

Spacious 2 Double Bedroom Family Home – Originally a 3 Bedroom Semi-Detached – No Onward Chain

Situated in a highly popular residential location, conveniently close to local shops, well-regarded schools, and the famous promenade, this beautifully presented semi-detached family home offers spacious accommodation and is ideal for first-time buyers, small families, or those looking to downsize. Offered to the market with no onward chain delay, early viewing is highly recommended.

Originally designed as a three-bedroom semi-detached property, the home has been thoughtfully reconfigured to create two generous double bedrooms, providing enhanced living space and excellent versatility.

Upon entering, you are welcomed by an inviting entrance hallway, setting the tone for the accommodation throughout. To the front elevation is a separate lounge, offering a comfortable and relaxing living space, ideal for family evenings or entertaining guests.

To the rear, the property benefits from a fantastic open-plan kitchen diner, creating the heart of the home. The modern fitted kitchen is well-appointed with a range of units and integrated appliances, while also providing ample space for a dining table, making it perfect for everyday family life and social occasions. Convenient access leads directly out to the rear garden.

To the first floor, the property offers two spacious double bedrooms, both benefiting from fitted furniture, providing excellent storage solutions. Completing the accommodation is a stylish three-piece shower room, finished to a lovely standard.

Externally, the property continues to impress. The rear garden is fully block paved, creating a low-maintenance outdoor space ideal for relaxing or entertaining, with secure side access leading to a single garage. To the front, the property boasts a block-paved frontage with wall enclosure and gated access, enhancing both kerb appeal and privacy.

A fantastic opportunity to acquire a well-located home in a sought-after area, offering spacious accommodation and excellent convenience to local amenities and transport links.

APPROXIMATE AGE OF THE PROPERTY

1930's

TENURE

The property is **Freehold**

COUNCIL TAX

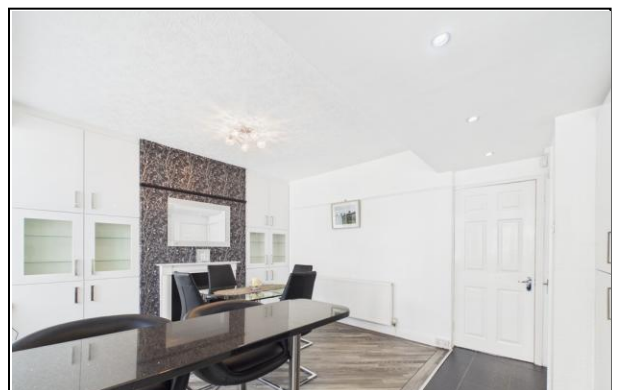
Band "B"



24 Sandhills Avenue, Blackpool

PLEASE NOTE

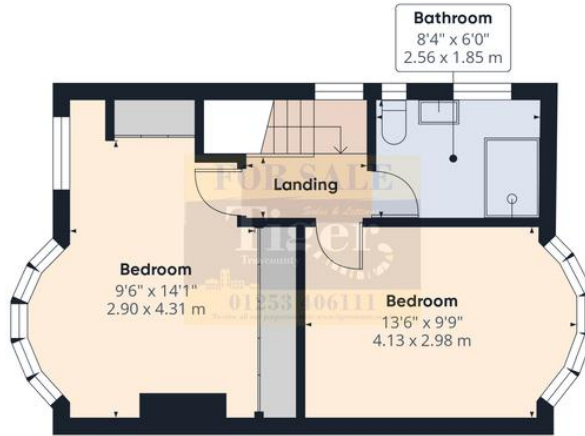
These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection 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.



24 Sandhills Avenue, Blackpool



Ground Floor



Floor 1

Approximate total area⁽¹⁾
805 ft²
74.9 m²

(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.

GIRAFFE 360

