



41 Arnott Road, Blackpool, FY4 4ED

Price: £165,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		

- Three Bedroom Family Home
- Popular South Shore Location
- Two Spacious Reception Rooms
- Generous Fitted Kitchen
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- Well Maintained Gardens And Private Courtyard
- Off Road Parking
- Council Tax Band - A

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INTRODUCTION Situated in a popular residential area of South Shore, this lovely three-bedroom family home offers well-proportioned accommodation throughout and is ideally positioned within easy reach of a wide range of local schools, shops, transport links and everyday amenities, making it an excellent choice for growing families.

Upon entering the property, you are welcomed into a bright and inviting hallway leading to two spacious reception rooms, providing flexible living space ideal for both relaxing and entertaining. Whether you're looking for a comfortable family lounge, a formal dining room or a children's playroom, the layout offers plenty of versatility to suit a variety of lifestyles.

To the rear of the property is a generous-sized kitchen, offering ample worktop and storage space, with direct access to the rear garden, making it perfect for everyday family living and outdoor dining during the warmer months.

The first floor comprises three well-proportioned bedrooms, all offering excellent space for family members, guests or those working from home. Completing the accommodation is a family bathroom fitted with a practical suite.

Externally, the property continues to impress with well-maintained gardens to the front and side, creating attractive outdoor spaces for children to play or for keen gardeners to enjoy. To the rear is a private courtyard, providing a low-maintenance outdoor seating area, along with the added benefit of off-road parking accessed from the rear.

Offering generous living accommodation, excellent outdoor space and a highly convenient location, this fantastic family home is ready for its next owners to move straight into. Early internal viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

1920s

TENURE

The property is **Freehold**

COUNCIL TAX

Band **A**

ANNUAL COUNCIL TAX AMOUNT

£1675.48 P/A

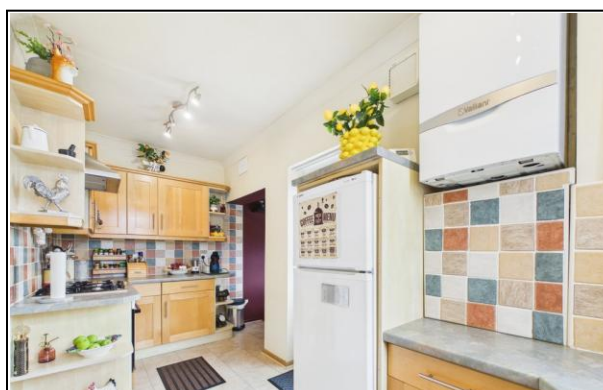
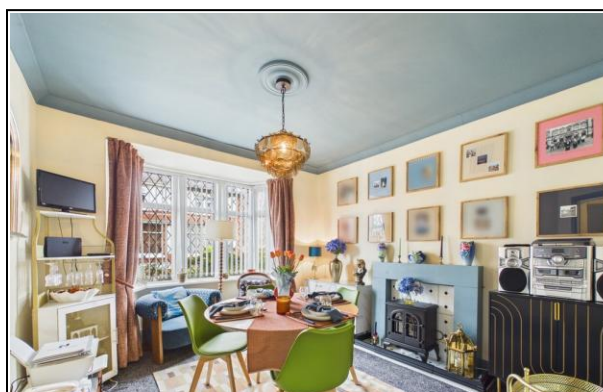
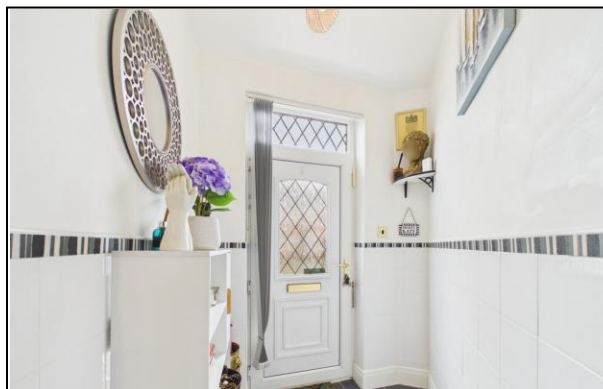
BROADBAND COVERAGE

We are advised that the property can obtain

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>

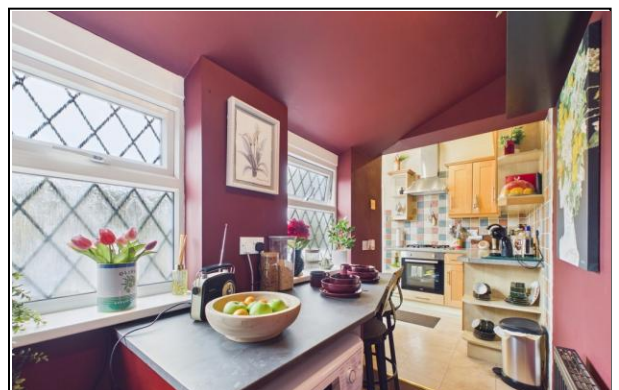
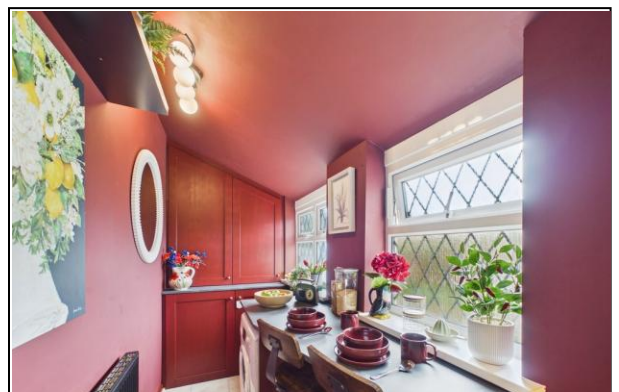
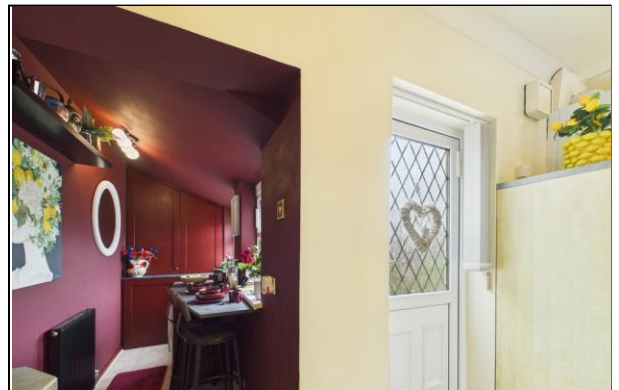


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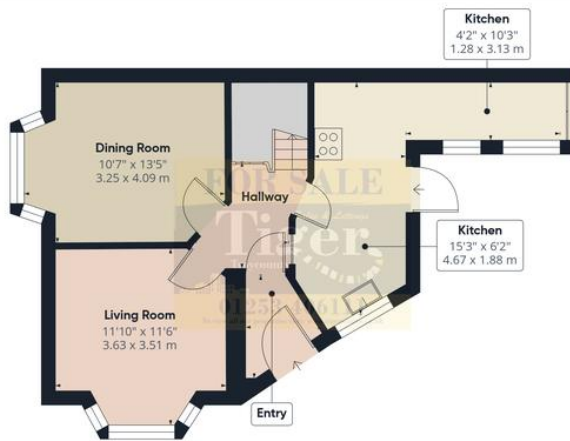
PLEASE NOTE

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.

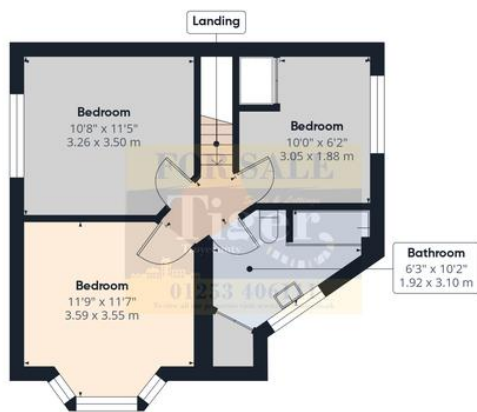
09/07/2026



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Ground Floor



Floor 1



Approximate total area[®]
905 ft²
84 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.

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