



534 Lytham Road, Blackpool, FY4 1QY

Price: £280,000

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- Gas central heating and double glazing
- Spacious living accommodation
- Two reception rooms
- Kitchen/Dining room
- Conservatory
- No Chain!
- Located close to local amenities
- Priced to sell

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FULL DESCRIPTION This unique and period property is located in a sought after position close to shops, schools, bus routes, parkland and local amenities. The home is family sized with four bedrooms, two lounges, a ground floor WC, kitchen/dining room, conservatory, four large bedrooms, family bathroom and is warmed by gas central heating and double glazing. To the exterior are large gardens to the front, side and rear with a driveway and garage. The home requires some cosmetic updates but has been priced attractively. Be very quick to view! **NO CHAIN!**

BROADBAND COVERAGE BROADBAND

We are advised that the property can obtain Fibre to the Premises (FTTP)

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://checker.ofcom.org.uk/en-gb/mobile-coverage>

TENURE

The property is **Freehold**

COUNCIL TAX

Band E

ANNUAL COUNCIL TAX AMOUNT

£2,924

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PLEASE NOTE

These particulars are believed to be correct but in no ways 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.

08/10/2026



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Ground Floor



Floor 1



Approximate total area⁽¹⁾
1656 ft²
153.8 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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