



3 Moss Way, Blackpool, FY4 5BW

Price: Offers over £285,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		

- Stunning Three Bedroom Detached Family Home
- Highly Sought-After Residential Location
- Beautiful Open Plan Kitchen And Dining Area
- Master Bedroom With Stylish En-Suite
- Mature West Facing Rear Garden
- Integral Garage And Off Road Parking
- EV Charging Point And No Onward Chain
- Council Tax Band - E

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INTRODUCTION Tiger Sales & Lettings are delighted to bring to the market this stunning three bedroom detached family home, situated within a highly sought-after residential area and offering an excellent opportunity for those looking for a beautiful property to enjoy as a long-term family home. Sold with the significant benefit of no onward chain delay, the property is presented to a fantastic standard throughout and combines stylish modern living with practical family accommodation.

Upon entering, you are welcomed into a bright and inviting hallway, providing access to the principal ground floor rooms and creating an excellent first impression. The spacious lounge offers a comfortable and versatile reception space, ideal for relaxing with family or entertaining guests.

A particular highlight of the home is the beautiful open-plan kitchen and dining area, which provides a superb contemporary heart to the property. The kitchen is fitted with a range of premium appliances and offers excellent storage and preparation space, while the adjoining dining area provides ample room for a large dining table and chairs. A useful storage cupboard further enhances the practicality of the ground floor.

The open-plan living space continues seamlessly into a lovely conservatory, creating an additional reception area which enjoys views and direct access into the impressive rear garden. The ground floor is completed by a modern additional WC, ideal for family life and visiting guests.

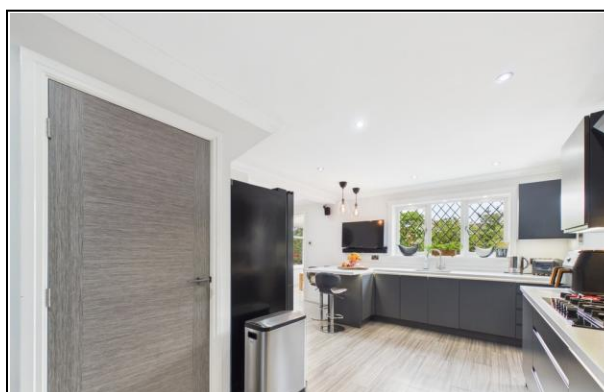
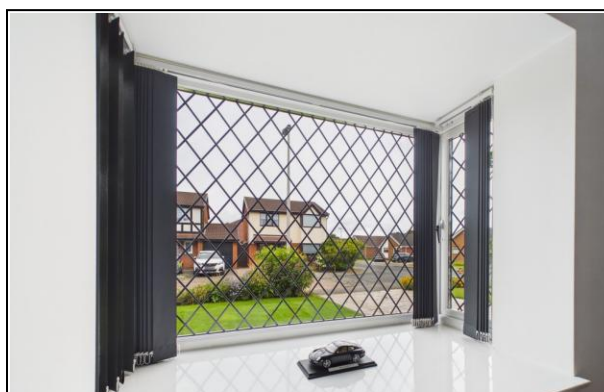
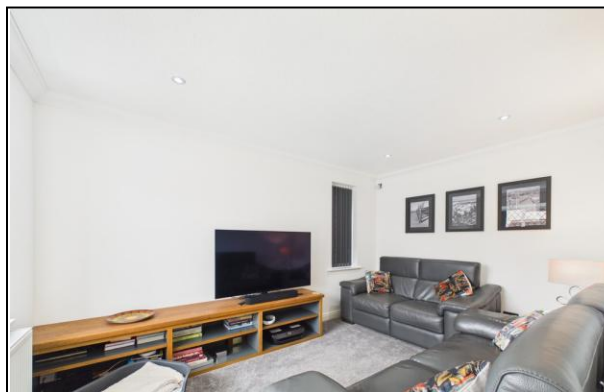
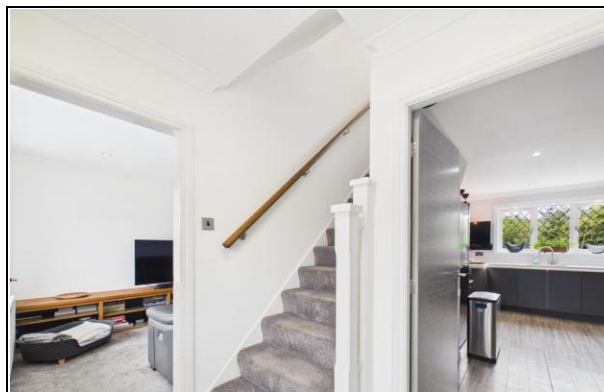
Moving to the first floor, the property offers three well-proportioned bedrooms, each benefiting from fitted wardrobes, providing excellent storage and helping to maximise the available floor space. The principal bedroom is a particularly impressive room and benefits from a stylish en-suite bathroom, creating a private and comfortable retreat.

The first-floor landing also benefits from a useful storage cupboard which has been cleverly utilised to incorporate a practical utility area, with plumbing and space for both a washing machine and tumble dryer.

Externally, the property continues to impress. To the rear is a beautifully mature west-facing garden, offering a good degree of privacy and featuring a lovely selection of established plants, shrubs and lawned areas. The west-facing aspect provides an excellent outdoor space for enjoying the afternoon and evening sunshine, making it ideal for entertaining, relaxing or family use.

The property also benefits from an integral garage, complete with power, lighting and an electric garage door, providing valuable additional storage and parking facilities. To the front is a neat lawned garden, off-road parking and the added convenience of an EV charging point.

Overall, this is a fantastic opportunity to acquire a stunning, well-presented and thoughtfully designed three bedroom detached family home in a highly desirable location. With its spacious accommodation, contemporary open-plan kitchen and dining area, conservatory, en-suite master bedroom, excellent storage, mature west-facing garden, integral garage and EV charging point, this property is ideally suited to families seeking a long-term home.



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Early viewing is highly recommended to fully appreciate the quality, space and excellent lifestyle this superb home has to offer.

TENURE

The property is **Freehold**

COUNCIL TAX

Band E

ANNUAL COUNCIL TAX AMOUNT

£3,072

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>

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.

24/08/2026



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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1001 ft²
93 m²

Balconies and terraces

86 ft²
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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