



87 Macauley Avenue, Blackpool, FY4 4YF

Price: £150,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

- Spacious Open-Plan Living And Dining Area With Double-Glazed Windows
- Fitted Kitchen With Wall And Base Units And Rear Garden Access
- Three Well-Proportioned Bedrooms On The First Floor
- Modern Three-Piece Bathroom Suite
- Family-Friendly Rear Garden Laid To Lawn
- Single Garage With Side Driveway Providing Off-Road Parking

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INTRODUCTION

Spacious Family Home in a Convenient Location

This well-presented property offers a spacious open-plan living and dining area on the ground floor, featuring double-glazed windows to both the front and rear, allowing plenty of natural light to fill the space. The kitchen is fitted with a matching range of wall and base units and provides direct access to the rear garden, perfect for outdoor dining or entertaining.

On the first floor, there are three bedrooms and a modern three-piece bathroom suite, offering comfortable accommodation for family life.

Externally, the property benefits from a family-friendly rear garden laid to lawn, a single garage, and side access to a driveway, providing off-road parking for up to two cars.

Located close to local amenities, including schools and supermarkets, this home is ideal for first-time buyers or clients looking to downsize.

TENURE

The property is **Freehold**

COUNCIL TAX

Band "B"

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



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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.



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Ground Floor



Floor 1



Approximate total area⁽¹⁾
656 ft²
61 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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