



38 St. Lukes Road, Blackpool, FY4 2EJ

Price: £269,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

- Beautifully Presented Three Bedroom Home
- Two Generous Reception Rooms
- Modern Extended Kitchen With Quartz Worktops
- Integrated Neff Appliances
- Modern Family Bathroom Plus Two WC Facilities
- South-Facing Landscaped Rear Garden
- Driveway And Off-Road Parking / EV Charging Point
- Council Tax Band - D

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INTRODUCTION A Beautifully Presented Three Bedroom Home With South-Facing Garden

This beautifully presented and substantially improved three bedroom home offers spacious and versatile accommodation arranged over two floors, combining attractive period features with a modern finish throughout. The property is ideally suited to families and benefits from a generous driveway, garage, modern extended kitchen, two reception rooms and a landscaped south-facing rear garden.

A welcoming entrance vestibule features a UPVC double glazed entrance door and original stained glass inner door, opening into the main hallway. The hallway provides access to the principal ground floor rooms, with useful meter cupboard and radiator.

The ground floor WC is positioned beneath the main staircase and has been fitted with a modern two-piece suite comprising a low-level WC and vanity wash hand basin. Additional under-stairs storage is also provided via a useful sliding door.

The spacious main lounge is located to the front of the property and features a UPVC double glazed leaded walk-in bay window, allowing plenty of natural light into the room. Further features include a living flame effect gas fire with attractive fireplace surround, TV entertainment area and vertical radiator.

To the rear is a fantastic second reception room/dining room, offering excellent flexibility for both relaxing and entertaining. The room features attractive porcelain tiled flooring, a dedicated seating area with TV point and space for a dining table. Sliding patio doors provide direct access to the south-facing rear garden.

A particular highlight is the modern extended kitchen, fitted with an extensive range of matching wall and base units, drawers and luxurious Quartz worktops. The kitchen includes a sink with boiling water mixer tap and a range of integrated Neff appliances, including induction hob, combination microwave/oven and separate oven with tilt-and-slide door. Further integrated appliances include fridge/freezer, dishwasher and automatic washing machine. Luxury vinyl flooring, rear window and side access door complete this impressive kitchen space.

The first floor provides three bedrooms together with a modern family bathroom and separate WC.

Bedroom One is a spacious main bedroom positioned to the front of the property, featuring a UPVC double glazed walk-in bay window and a full wall of modern fitted wardrobes providing excellent hanging, shelving and storage space.

Bedroom Two is another well-proportioned bedroom with UPVC double glazed window overlooking the rear of the property and radiator.

Bedroom Three is located to the front and benefits from a UPVC double glazed window and radiator, making it suitable as a bedroom, nursery, home office or dressing room.

The modern family bathroom is fitted with a contemporary three-piece suite comprising a deep panelled bath with shower attachment, separate spacious shower cubicle and vanity wash hand basin. An



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opaque double glazed rear window and radiator complete the room.

There is also a separate WC, fitted with a modern low-level WC, radiator and opaque double glazed side window.

To the rear is a beautifully landscaped south-facing garden, predominantly laid to lawn with established planted borders. A raised water feature and pond create an attractive focal point, while the garden also provides access to the garage and side of the property.

To the front is a driveway providing off-road parking, together with access to an EV charging point. Gated access leads to the remainder of the driveway and the detached garage positioned to the rear.

The brick-built garage benefits from an up-and-over door, power, lighting and water supply, providing excellent additional storage and parking facilities.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

1920s

TENURE

The property is **Freehold**

COUNCIL TAX

Band **D**

ANNUAL COUNCIL TAX AMOUNT

£2,513

BROADBAND COVERAGE

We are advised that the property can obtain

MOBILE DATA

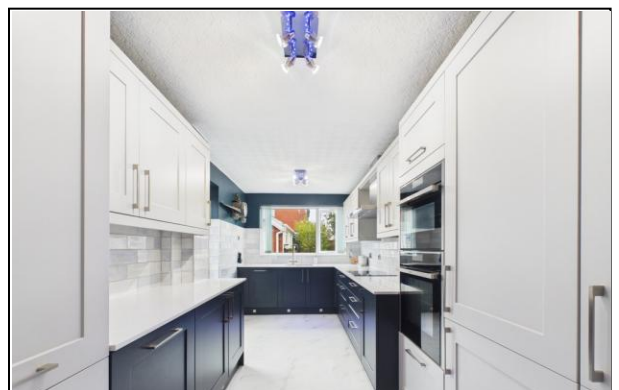
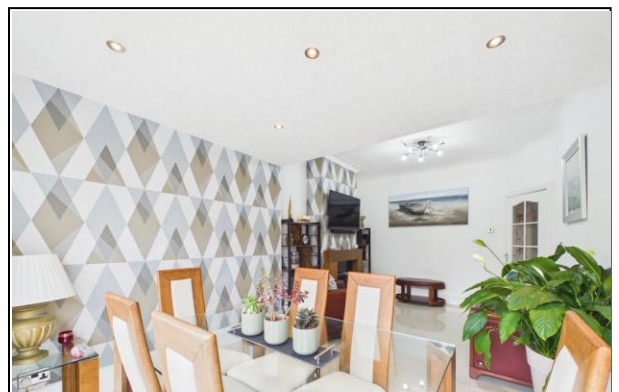
We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://www.ofcom.org.uk/mobile-coverage-checker>

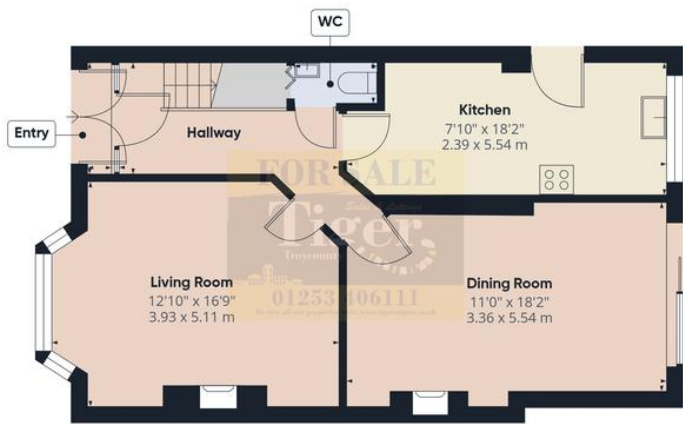
PLEASE NOTE

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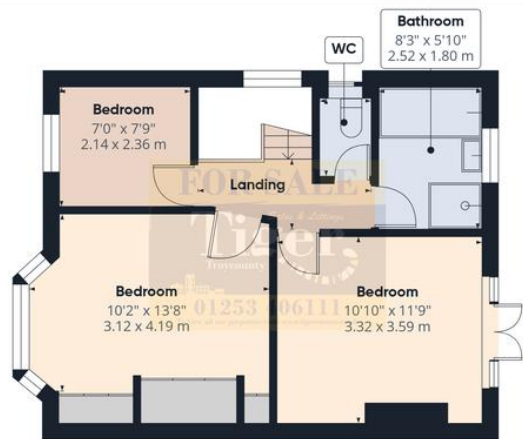
19/08/2026



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Ground Floor



Floor 1



Approximate total area[®]
1064 ft²
98.9 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