



1 Winchester Avenue, Blackpool, FY4 3AJ

Price: £195,000

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

- Three Bedroom Semi-Detached Home
- Versatile Loft Room To Second Floor
- Spacious Lounge And Dining Kitchen
- Popular And Sought-After FY4 Location
- Close To M55 Motorway And Local Amenities
- Excellent Family Home – Viewing Recommended
- Council Tax Band - C
- EPC Rating - D

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INTRODUCTION THREE BEDROOM SEMI-DETACHED HOME WITH LOFT ROOM – SOUGHT-AFTER FY4 LOCATION

Situated within a popular and well-established residential area of FY4, this impressive three-bedroom semi-detached home offers spacious and versatile accommodation and has been modernised throughout by the current owner, making it an ideal choice for a wide range of buyers.

Upon entering, you are welcomed into a useful entrance hall providing access to the principal ground floor rooms. The lounge offers a comfortable and inviting space, ideal for relaxing, while the property also benefits from a fantastic dining kitchen providing a more sociable heart to the home. The modernised kitchen area offers a good range of fitted units and space for dining, making it well suited to everyday family life and entertaining.

To the first floor are three well-proportioned bedrooms, providing excellent flexibility for families, couples, or those looking for additional space to work from home. The accommodation is further enhanced by a useful loft room to the second floor, offering a versatile additional area which could be utilised as a home office, hobby room, playroom or occasional guest space, subject to any necessary permissions and regulations.

The property has been improved and modernised by the current owner, allowing a new purchaser to move in and enjoy the home without the need for significant immediate updating.

The location is another major attraction, being ideally positioned within easy reach of the M55 motorway, providing excellent transport links towards Preston and beyond. A wide range of local shops, supermarkets, pubs, restaurants and everyday amenities are also readily accessible, while the surrounding area offers a selection of local schools and public transport links.

This is a fantastic opportunity to acquire a modernised and versatile family home in a highly sought-after FY4 location. Properties offering this combination of accommodation, loft space and convenient access to local amenities are sure to attract strong interest.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer. Contact our sales team today to arrange your appointment.

TENURE

The property is **Freehold**

COUNCIL TAX

Band C

ANNUAL COUNCIL TAX AMOUNT

£2,234

BROADBAND COVERAGE

We are advised that the property can obtain



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MOBILE DATA

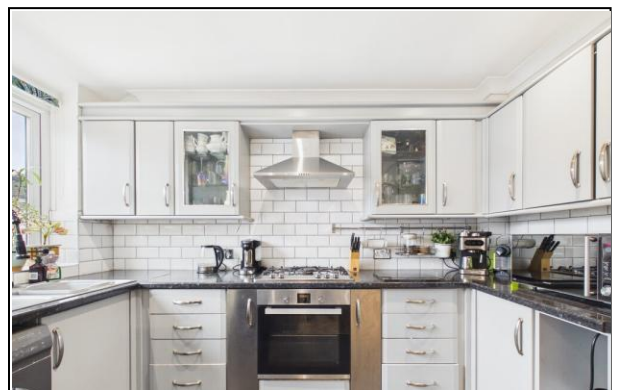
We are advised that you are likely to have mobile coverage

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 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.

10/09/2026



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