



13 Highfield Gardens, Blackpool, FY4 5QL

Price: £190,000

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Beautiful Two Bedroom Semi-Detached Home In A Sought-After Location. Ideal For First-Time Buyers Or
- Sought-After Location Close To Local Schools
- Open-Plan Ground Floor Living Accommodation
- Modern Fitted Kitchen With Matching Units
- Two Double Bedrooms And Stylish Bathroom
- Good-Sized Enclosed Rear Family Garden
- Side Driveway Providing Off-Road Parking
- Council Tax Band - B

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INTRODUCTION This beautiful two bedroom semi-detached home offers well-presented and modern accommodation throughout, making an ideal purchase for first-time buyers, downsizers or those looking for a comfortable home in a popular residential area. Conveniently positioned close to local schools, everyday amenities and well-connected shops, the property also benefits from excellent access to surrounding areas.

The ground floor offers a bright and practical open-plan layout, creating a sociable and contemporary living space. The lounge is positioned to the rear of the property and features French doors opening directly onto the rear garden, allowing plenty of natural light into the room and providing a pleasant connection between the indoor and outdoor spaces. There is also useful under-stairs storage.

The lounge is open through to the modern fitted kitchen, which is equipped with a range of matching wall and base units, providing useful storage and preparation space. Completing the ground floor is a convenient additional WC with wash hand basin.

To the first floor are two well-proportioned double bedrooms, both offering comfortable accommodation, together with a stylish three-piece bathroom suite.

Externally, the property benefits from a good-sized rear family garden, predominantly laid to lawn and enclosed by fencing, providing a private and secure outdoor space for relaxing or entertaining. There is also secure gated side access. To the front, a side driveway provides valuable off-road parking.

Overall, this is a fantastic opportunity to purchase a modern and well-positioned two bedroom semi-detached home, offering a combination of contemporary living space, useful external areas and convenient access to local amenities.

TENURE

The property is **Freehold**

COUNCIL TAX

Band **B**

ANNUAL COUNCIL TAX AMOUNT

£1,955

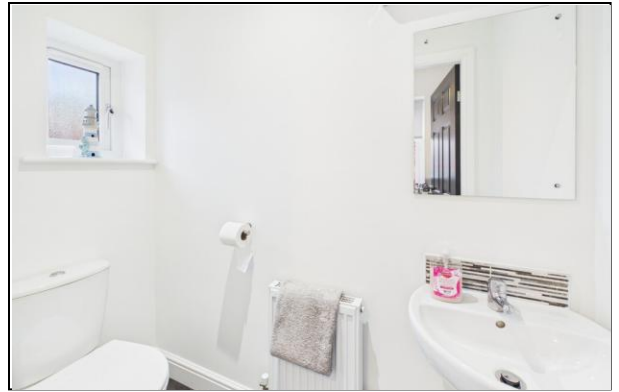
BROADBAND COVERAGE

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>

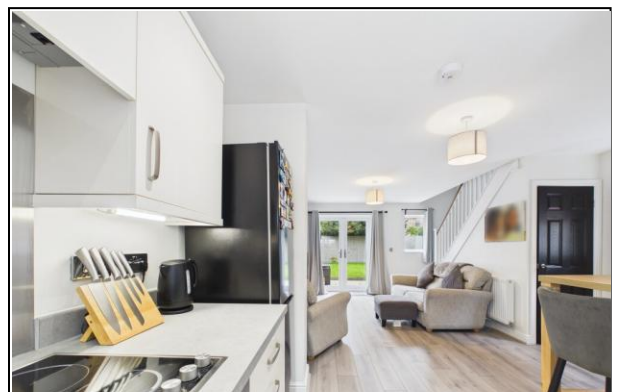


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PLEASE NOTE

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21/09/2026



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