



37 Walpole Avenue, Blackpool, FY4 1SF

Price: £299,950

- Sensational 3/4 Bedroom Semi-Detached Family Home
- Completely Renovated And Extended To The Rear
- Stunning Open-Plan Kitchen With Central Island
- Versatile Additional Reception Room / Fourth Bedroom
- Stylish Four-Piece Family Bathroom
- Garage, Driveway And Off-Road Parking For Multiple Cars
- Walking Distance To Blackpool Promenade
- Council Tax Band - C

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INTRODUCTION Set within a highly sought-after South Shore location, this exceptional semi-detached family home has undergone a complete renovation and substantial rear extension, creating a stylish, modern and highly versatile property that is ready to move straight into.

The property is particularly well positioned for enjoying everything the Fylde Coast has to offer, being within walking distance of Blackpool Promenade and its wealth of attractions, amenities and coastal walks, while Lytham St Annes is also just a short drive away, making this an excellent location for both family life and convenience.

From the moment you step inside, the quality and attention to detail are immediately apparent. The welcoming entrance hallway provides access to the main living accommodation, with the added benefit of a convenient downstairs WC and useful storage cupboard.

The principal lounge is a fantastic reception space, enjoying a dual aspect which floods the room with natural light and creates a bright and welcoming environment for relaxing with family or entertaining guests.

Also positioned on the ground floor is a further versatile reception room which can be tailored to suit the needs of the new owners. This could comfortably serve as a separate dining room, home office, playroom or even a fourth bedroom, providing excellent flexibility for a growing family.

To the rear is undoubtedly the show-stopping heart of the home – a stunning modern kitchen extension. The impressive space has been thoughtfully designed around modern family living and entertaining, featuring a comprehensive range of fitted appliances, an impressive central island and ample preparation and storage space.

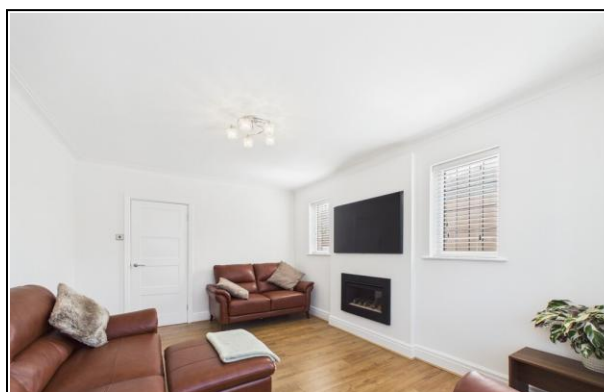
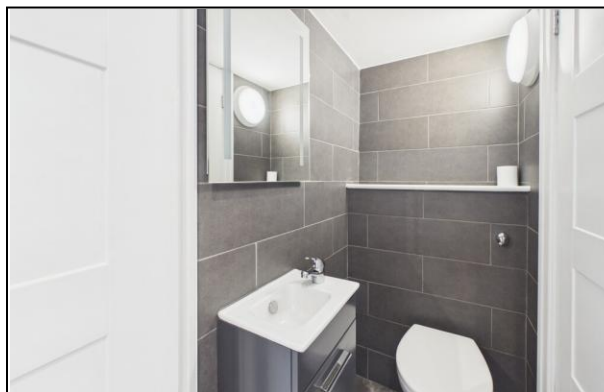
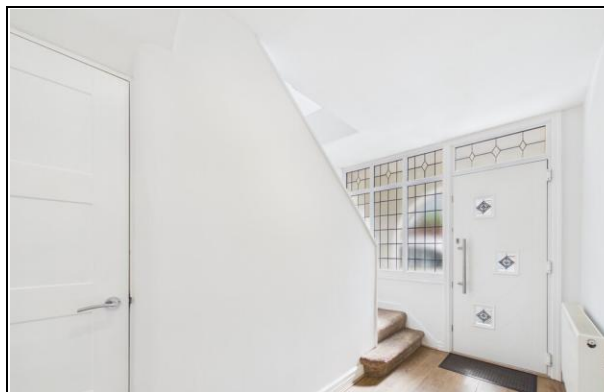
Large sliding patio doors provide a seamless connection between the kitchen and rear garden, allowing an abundance of natural light into the room while creating the perfect setting for summer entertaining, family gatherings or simply enjoying everyday life. This is a truly sociable space and one of the property's standout features.

To the first floor are three well-proportioned bedrooms, providing comfortable accommodation for family members, guests or those requiring additional home-working space. The floor is completed by a stylish four-piece family bathroom suite, offering a contemporary finish and practical layout.

Externally, the rear garden has been designed with ease of maintenance in mind and is predominantly laid to lawn, providing a great outdoor space for children, pets or entertaining. Secure side access leads through to the driveway and garage, adding further practicality.

The front garden is also low maintenance and provides off-road parking for multiple vehicles, while the side driveway leads through to the garage.

Overall, this is an outstanding family home which combines high-quality modernisation, generous living accommodation, a superb extended kitchen, versatile ground-floor space and excellent off-road parking, all within a desirable South Shore setting. With Blackpool Promenade within walking distance and Lytham St Annes only a short



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drive away, this property offers an excellent balance of modern family living and fantastic coastal accessibility.

Early viewing is strongly recommended to fully appreciate the size, quality, versatility and superb location this sensational home has to offer.

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

MOBILE DATA

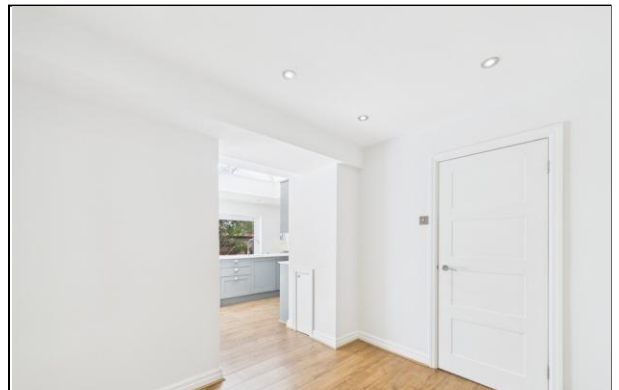
We are advised that you are likely to have mobile coverage

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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11/09/2026



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Ground Floor



Floor 1



Approximate total area[®]
1261 ft²
117.1 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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