



Grizedale Road, Blackpool, FY4 4TL

Starting Bid £260,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- NO CHAIN
- Spacious living accomodation
- Large living room
- High standard integrated kitchen
- Conservatory and utility room
- Bathroom and Shower Room
- Garage and three car driveway
- SHOW HOME STANDARD

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FULL DESCRIPTION This Show-Home-Standard four bedroom semi detached extended house is situated in a sought after position overlooking grassland on a very large plot of land. The home is a credit to the present owners and offers the perfect family layout with large entrance hallway, lounge, open plan kitchen/dining room with a conservatory and separate utility area and entrance to the integral garage. Upstairs are four large bedrooms, family bathroom and also a shower room. There is potential to make a fifth bedroom on this floor and also the loft is large and boarded with easy access via the ladder. Parking is off street to the front for three cars and the rear garden is stunning, with large and secure family entertaining spaces with large sheltered patio and a private workshop/store room. Internal viewing is essential for the discerning buyer! NO CHAIN.

TENURE

The property is **Freehold**

COUNCIL TAX

Band C

ANNUAL COUNCIL TAX AMOUNT

£2,126

BROADBAND COVERAGE

We are advised that the property can obtain Fibre to the Cabinet (FTTC)

MOBILE DATA

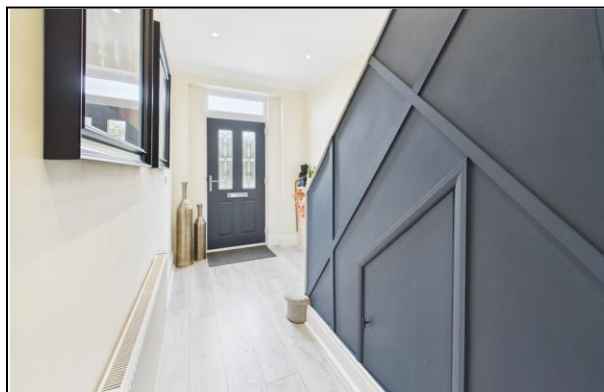
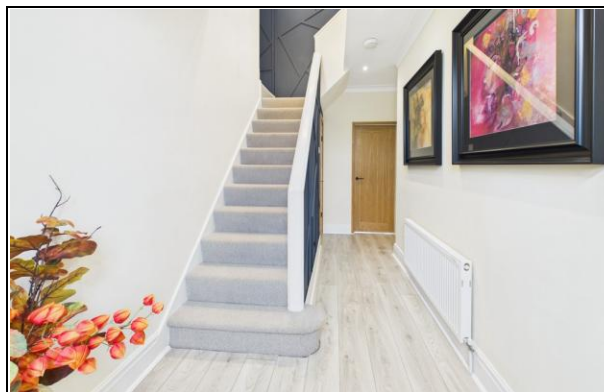
We are advised that you are likely to have mobile coverage

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.

02/09/2026



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