



17 Rectory Road, Blackpool, FY4 4DU

Price: Offers Over £125,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

- Three Bedroom End Terraced Property
- Two Spacious Reception Rooms
- Functional Kitchen With Development Potential
- Three Good-Sized Bedrooms
- Three-Piece Bathroom Suite
- South-West Facing Rear Garden
- Brick-Built Outbuilding & Single Garage
- Council Tax Band - A

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INTRODUCTION Situated in a popular residential location, conveniently placed close to local schools, shops and everyday amenities, this three-bedroom hall-to-hall end terraced property offers spacious accommodation throughout, providing an excellent opportunity for first-time buyers, those looking to downsize or buyers seeking a long-term home with scope to modernise and add their own personal touch.

The ground floor offers generous living space, comprising two reception areas, ideal for relaxing, entertaining or family living. The property also benefits from a functional kitchen, offering potential for further development and the opportunity for a purchaser to create a space tailored to their own requirements.

To the first floor are three well-proportioned bedrooms, providing versatile accommodation for families, guests or those requiring additional space for a home office. A three-piece bathroom suite completes the first-floor layout.

Externally, the property boasts a south-west-facing rear garden, offering an ideal outdoor space to enjoy the afternoon and evening sunshine. The garden is further complemented by a separate brick-built outbuilding, providing useful additional storage or potential for alternative uses, subject to any necessary consents. A single garage offers further storage and practical convenience.

To the front, the property is set behind a wall-enclosed frontage, with gated access and a pathway leading to the entrance.

Offering spacious rooms, a convenient location and plenty of potential for improvement, this property represents an exciting opportunity for buyers looking to establish themselves on the property ladder or secure a home they can adapt and enjoy for years to come.

Early viewing is highly recommended to appreciate the space, location and potential this property has to offer.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

1930's

TENURE

The property is **Freehold**

COUNCIL TAX

Band **A**

ANNUAL COUNCIL TAX AMOUNT

£1,646

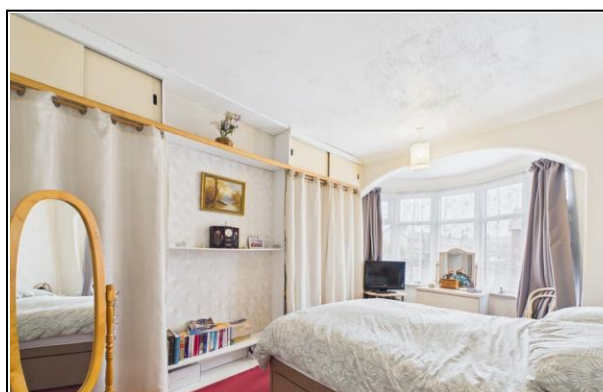
BROADBAND COVERAGE

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>

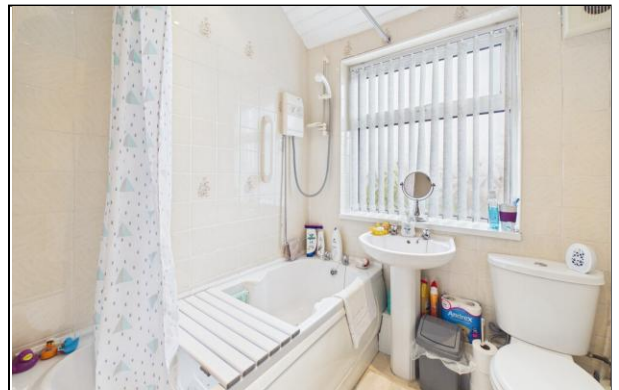


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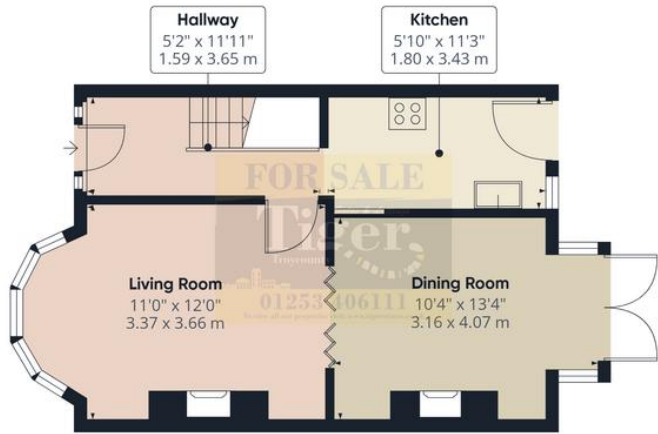
PLEASE NOTE

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.

12/10/2026



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Ground Floor



Floor 1



Approximate total area[®]
784 ft²
72.7 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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