



8 James Avenue, Blackpool, FY4 4LB

Price: £325,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

- Three / Four Bedroom Detached Family Home
- Modern Fitted Kitchen With Integrated Appliances
- Versatile Cinema Room / Fourth Bedroom
- Spacious Conservatory With Hot & Cold Air Conditioning
- Fully Equipped Home Bar Ideal For Entertaining
- Generous Rear Garden With Outdoor Seating Areas
- Gated Driveway, Garage & Versatile Outbuilding With Annexe Potential

To view all of our properties visit www.tigerestates.co.uk

8 James Avenue, Blackpool

INTRODUCTION

Exceptional Three / Four-Bedroom Detached Family Home with Entertaining Space, Home Bar & Versatile Outbuilding

Situated in a highly sought-after residential location, this beautifully presented and deceptively spacious four-bedroom detached family home offers an exceptional blend of stylish living accommodation, versatile spaces, and impressive indoor-outdoor entertaining areas.

Upon entering the property, you are welcomed by an inviting vestibule which leads into a warm and elegant lounge, creating the perfect setting for relaxation. To the front of the home is a versatile fourth bedroom, currently utilised as a dedicated cinema room, offering flexibility for use as a guest bedroom, home office, playroom, or snug depending on individual requirements.

Moving through the property, the well-appointed hallway leads to a contemporary fitted kitchen featuring integrated appliances and ample storage, designed to cater effortlessly to modern family living. Beyond this lies an impressive entertaining area, ideal for hosting family and friends, seamlessly flowing into a spacious conservatory. Benefitting from hot and cold air conditioning, this bright and versatile space can be enjoyed comfortably all year round and overlooks the attractive rear garden.

The ground floor is further complemented by a convenient downstairs WC.

To the first floor, a spacious landing provides access to three well-proportioned bedrooms and a stylish family bathroom, offering comfortable accommodation for growing families.

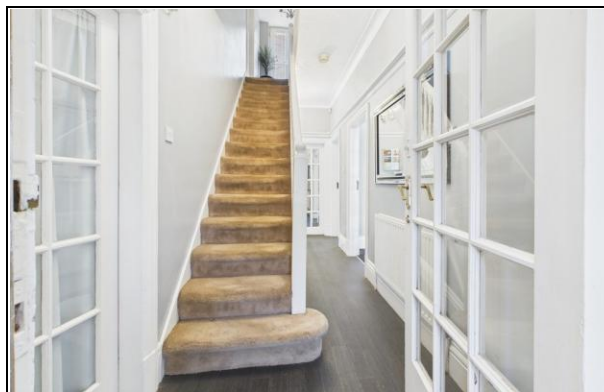
Externally, the property continues to impress with a substantial rear garden thoughtfully designed for entertaining and outdoor enjoyment. Featuring multiple seating areas, it provides an ideal environment for al fresco dining, summer gatherings, or simply relaxing in a private setting.

A standout feature of this home is the fully equipped home bar, complete with hot and cold air conditioning, creating an exceptional social and entertainment space that can be enjoyed throughout the seasons.

In addition, the property benefits from a highly versatile outbuilding complete with its own separate boiler and bathroom facilities, presenting outstanding potential for conversion into a self-contained annexe, guest accommodation, home business space, or independent living quarters (subject to any necessary consents).

Further benefits include a garage providing practical storage or parking, together with a secure gated driveway offering ample off-road parking.

Offering spacious and flexible accommodation throughout, combined with outstanding entertaining



8 James Avenue, Blackpool

facilities and exciting future potential, this impressive detached home represents a fantastic opportunity for families seeking versatile modern living in a desirable location.

Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

TENURE

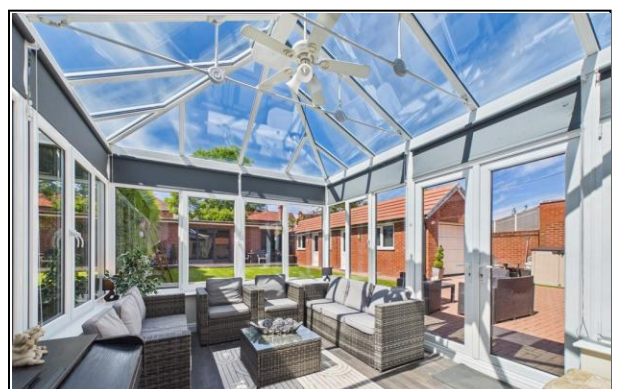
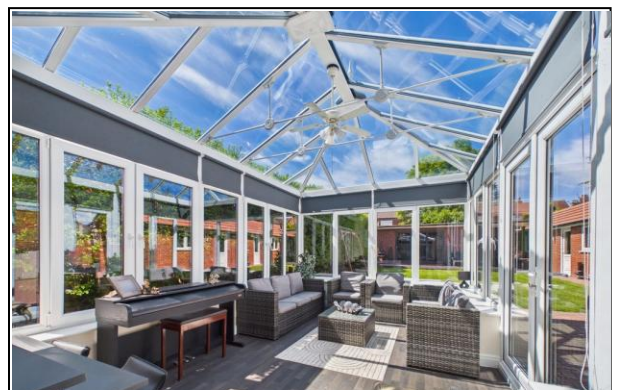
The property is **Freehold**

COUNCIL TAX

Band "D"

PLEASE NOTE

These particulars are believed to be correct but in no way is 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.



8 James Avenue, Blackpool



Ground Floor Building 1

Approximate total area⁽¹⁾
 1412 ft²
 131.3 m²

Reduced headroom
 20 ft²
 1.8 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 1 Building 1

