



10 Prestbury Avenue, Blackpool, FY4 1PT

Price: £350,000

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- Gas central heating and double glazing
- Three Reception Rooms
- Integrated kitchen with center island
- Separate utility room
- Sought after location
- Attractive 4-piece bathroom
- Situated in a cul de sac
- Schools nearby

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FULL DESCRIPTION

This executive four double bedroom detached residence is located in a family friendly position in a cul de sac with parkland 100 yards away. This well appointed residence provides gated security leading to a garage and parking for two cars. The home is accessed through an attractive entrance hallway, large lounge, second lounge, dining room, integrated fitted kitchen with center island unit, utility room, downstairs WC, large master bedroom en suite, three further double bedrooms and a very attractive four piece bathroom with free standing roll top bath and shower cubicle. To the rear are secluded gardens. Internal viewing essential and be very quick to view this unique family home.

BROADBAND COVERAGE

BROADBAND

We are advised that the property can obtain Fibre to the Premises (FTTP)

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://checker.ofcom.org.uk/en-gb/mobile-coverage>

ENTRANCE HALL

13' 3" x 4' 0" (4.06m x 1.22m)

LOUNGE

16' 5" x 14' 2" (5.01m x 4.34m)

DINING ROOM

13' 3" x 7' 5" (4.05m x 2.27m)

SECOND LOUNGE

12' 6" x 11' 4" (3.82m x 3.47m)

KITCHEN

13' 5" x 12' 5" (4.09m x 3.81m)

UTILITY ROOM

8' 7" x 4' 8" (2.62m x 1.43m)

LANDING

15' 9" x 3' 5" (4.81m x 1.06m)

BEDROOM

14' 6" x 13' 7" (4.44m x 4.16m)

EN SUITE

7' 2" x 3' 11" (2.20m x 1.20m)

BEDROOM

13' 1" x 11' 6" (4.00m x 3.52m)

BEDROOM

10' 9" x 9' 3" (3.28m x 2.82m)



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BEDROOM

13' 1" x 7' 6" (4.00m x 2.31m)

BATHROOM

9' 2" x 7' 2" (2.80m x 2.19m)

TENURE

The property is **Freehold**

COUNCIL TAX

Band "E"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

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.

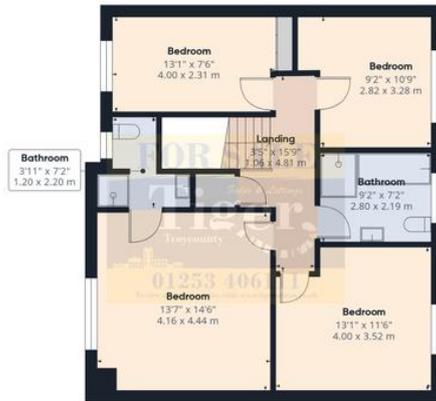
27/02/2026



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1533 ft²
142.4 m²

Reduced headroom
4 ft²
0.4 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.

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