



**3 Gildabrook Road, Blackpool, FY4 2LU**

**Price: £175,000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

- A Hall To Hall 3 Bedroom Semi Detached Family Home
- Double Glazed & Gas Central Heated
- Additional Downstairs WC
- Open Plan Kitchen / Diner
- Well Proportioned Throughout
- Close For Local Schools
- Great Family Home / Close To Schools
- Council Tax Band - C

# 3 Gildabrook Road, Blackpool

## INTRODUCTION

This beautifully presented three-bedroom family home has been thoughtfully renovated throughout, offering modern and spacious accommodation in a highly sought-after location.

Upon entering, the property benefits from a traditional hall-to-hall layout, creating a welcoming and practical flow. To the front, there is a separate lounge providing a cosy yet stylish living space, ideal for relaxing or entertaining guests. To the rear, the property boasts a stunning open-plan kitchen/diner, recently updated, offering the perfect setting for family life and social gatherings. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the first floor comprises three well-proportioned bedrooms, all finished to a tasteful standard. The accommodation is further enhanced by a newly fitted, contemporary three-piece bathroom suite.

Externally, the property continues to impress. The rear garden has been designed for low maintenance and features attractive Indian stone paving, making it ideal for outdoor dining and entertaining. There is also secure side access, a useful outbuilding for additional storage, and a garage. To the front, the property benefits from a side driveway providing off-road parking.

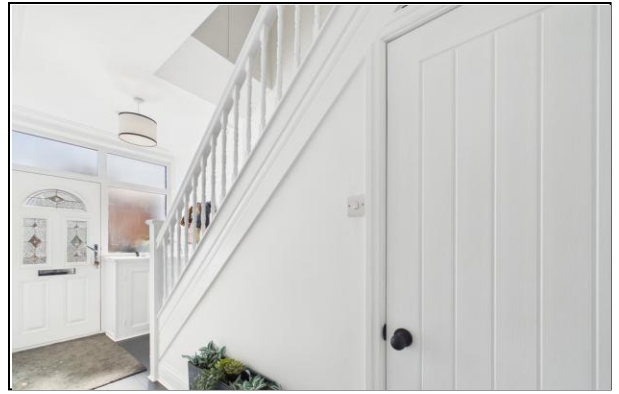
Ideally located close to well-regarded schools, local shops, and everyday amenities, this home is perfectly suited for families and buyers seeking a convenient yet desirable setting.

## TENURE

The property is **Freehold**

## COUNCIL TAX

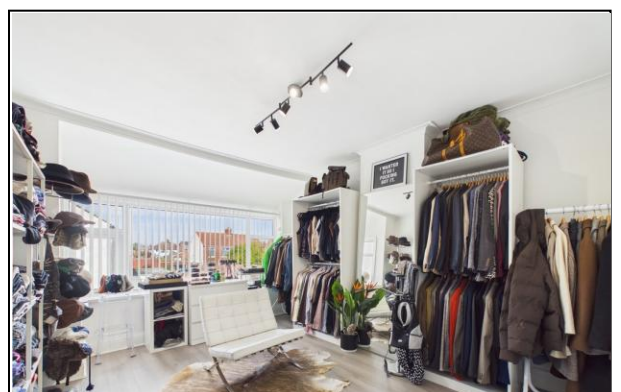
Band **"C"**



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#### PLEASE NOTE

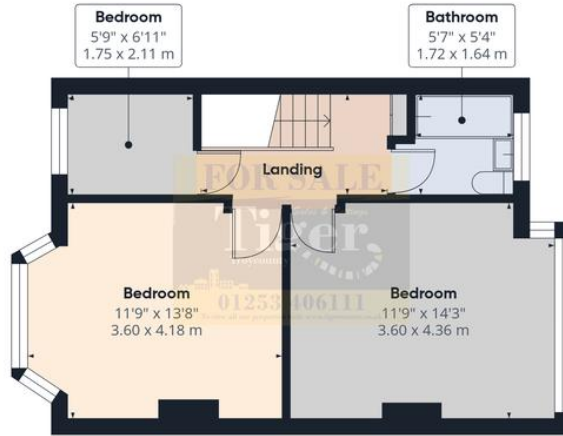
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# 3 Gildabrook Road, Blackpool



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
893 ft<sup>2</sup>  
82.9 m<sup>2</sup>

**Reduced headroom**  
3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(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