



**48 Moss House Road, Blackpool, FY4 5JE**

**Price: £465,000**

- Four Bedroom Detached Family Residence
- Self-Contained One Bedroom Annexe
- Ideal For Multi-Generational Living
- Conservatory Overlooking Extensive Private Rear Gardens
- Large Garage And Workshop With Four Electric Doors
- Long Driveway Providing Ample Off-Road Parking
- Substantial Mature Gardens Featuring Fruit Trees And Excellent Privacy

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# 48 Moss House Road, Blackpool

## INTRODUCTION

A rare opportunity to acquire this impressive three-bedroom detached family residence, situated in the highly sought-after location of Moss House Lane, offering versatile accommodation with the added benefit of a self-contained annexe.

Set within substantial private grounds, this beautifully presented home provides flexible living space ideal for growing families, multi-generational living or those seeking additional guest accommodation.

The main residence briefly comprises a welcoming entrance hall leading to a convenient ground floor WC. To the rear of the property is a spacious and light-filled living room, seamlessly opening into the kitchen and dining area, creating the perfect space for modern family living and entertaining.

The kitchen/dining area benefits from direct access to the rear garden and also leads into the conservatory, which enjoys delightful views across the extensive gardens and surrounding greenery.

To the first floor, there are three well-proportioned bedrooms, all offering comfortable accommodation. The family bathroom is complemented by a separate WC for added convenience.

A standout feature of this property is the self-contained annexe, providing excellent flexibility for dependent relatives, guests, or potential home office use. The annexe comprises a stylish open-plan kitchen and living area with French doors opening onto a private garden terrace, a generously sized double bedroom, and a contemporary shower room.

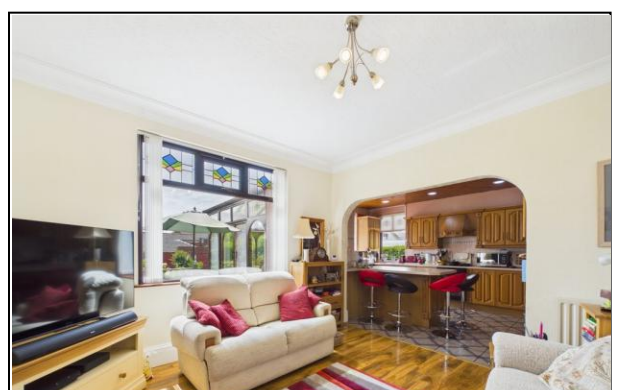
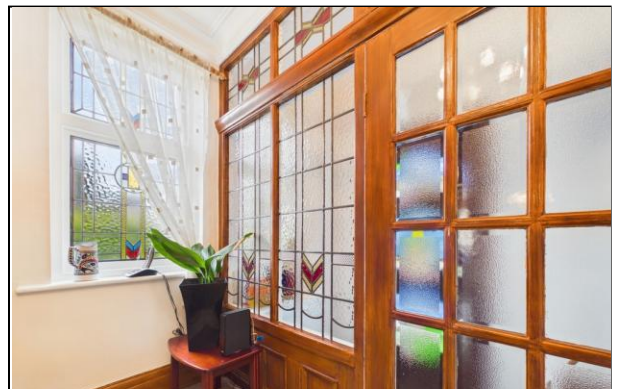
Externally, the property occupies an impressive plot with substantial mature gardens, predominantly laid to lawn and enhanced by an abundance of established trees, shrubs and planting, creating an exceptional level of privacy.

A long driveway provides ample off-road parking and leads to an extensive garage/workshop with four electric doors, offering outstanding space for vehicle enthusiasts, storage requirements or business use.

Beyond the main garden lies an additional area of lawn featuring a selection of fruit trees, further enhancing the appeal and versatility of this unique outdoor space.

To the front of the property, there is additional off-road parking alongside a neatly maintained lawned garden.

Early viewing is highly recommended to fully appreciate the spacious accommodation, extensive grounds and exceptional versatility this outstanding family home has to offer.



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## TENURE

The property is **Freehold**

## COUNCIL TAX

Band "E"

## 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.



# 48 Moss House Road, Blackpool



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1602 ft<sup>2</sup>  
148.9 m<sup>2</sup>

**Balconies and terraces**

196 ft<sup>2</sup>  
18.2 m<sup>2</sup>

**Reduced headroom**

4 ft<sup>2</sup>  
0.4 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.

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