



**1 Moss Way, Blackpool, FY4 5BW**

**Price: £265,000**

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      |             | <b>73 C</b> |
| 55-68 | <b>D</b>      | <b>60 D</b> |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |

- Three Bedroom Detached Family Home
- Highly Sought-After South Shore Location
- No Onward Chain
- Dining Area And West-Facing Conservatory
- Master Bedroom With Three-Piece En-Suite
- Downstairs WC
- Convenient For Local Schools And Amenities
- Council Tax Band - E

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## INTRODUCTION Offered For Sale With No Onward Chain Delay

Situated within a highly sought-after area of South Shore, this spacious three-bedroom detached family home offers well-proportioned accommodation throughout and is ideally positioned for local schools, amenities and excellent motorway links. Offered for sale with no onward chain, the property is an excellent opportunity for families, first-time buyers or those looking to move without a lengthy onward chain.

Upon entering, the property opens into a spacious main reception room, providing a comfortable and versatile living space for everyday family life. There is also the added convenience of a downstairs WC.

To the rear, the modern kitchen is fitted with a range of appliances and offers excellent storage, including a useful storage cupboard. The kitchen is open to a dedicated dining area, creating a sociable and practical space for family meals and entertaining. From here, the accommodation flows naturally into a west-facing conservatory, which enjoys views and access out towards the rear garden and provides an additional reception space that can be used throughout the year.

To the first floor are three well-proportioned bedrooms, providing comfortable accommodation for a growing family. The master bedroom benefits from its own three-piece en-suite, while the remaining bedrooms are served by a separate family bathroom.

Externally, the property benefits from a west-facing rear garden, featuring a range of established plants and shrubs, providing an attractive and private outdoor space. There is also access to a single garage, offering useful additional storage or parking facilities.

To the front, a driveway provides off-road parking and leads directly to the garage.

The property is conveniently located for a range of local schools, amenities and transport links, with easy access to the motorway network making it particularly well placed for commuters.

## TENURE

The property is **Freehold**

## COUNCIL TAX

Band E

## ANNUAL COUNCIL TAX AMOUNT

**£3,072**

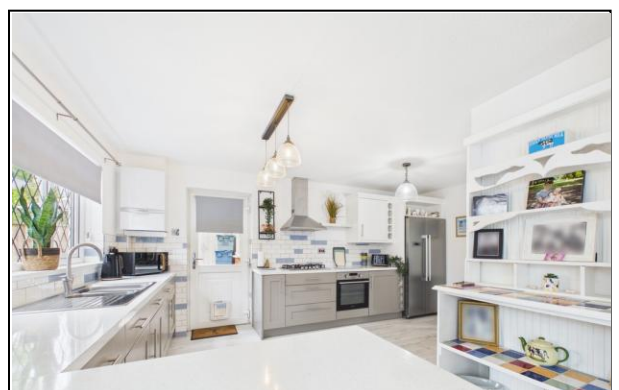
## BROADBAND COVERAGE

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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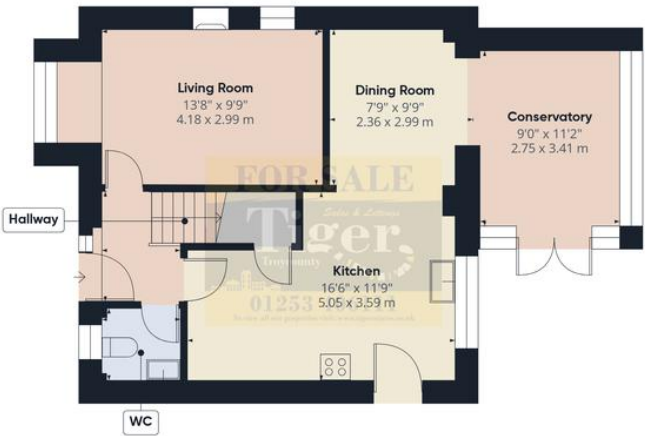
## PLEASE NOTE

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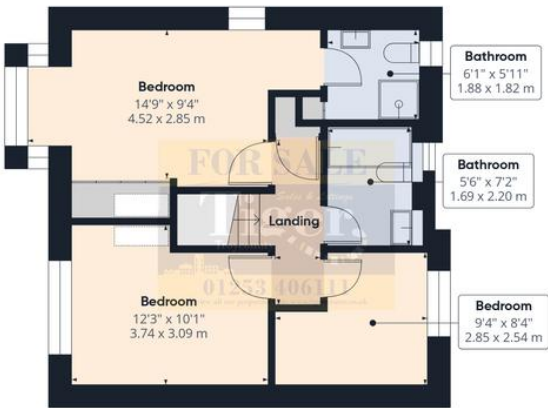
21/08/2026



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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1034 ft<sup>2</sup>  
96 m<sup>2</sup>

(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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