



356 Common Edge Road, Blackpool, FY4 5DY

Price: £130,000

Score	Energy rating	Current	Potential
92+	A		113 A
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

- Two Double Bedroom Cottage
- Popular Location Close To Lytham St Annes
- Offered With No Onward Chain
- Spacious Living Room
- Open Plan Kitchen / Diner
- Separate Utility Area With Garden Access
- Good-Sized Rear Garden & On-Road Parking
- Council Tax Band - A

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INTRODUCTION Situated in a popular and convenient location with excellent proximity to the desirable areas of Lytham and St Annes, this charming two bedroom cottage offers well-proportioned accommodation throughout and is an ideal choice for a first time buyer, downsizer or those looking for a property offered with no onward chain delay.

Upon entering, the property benefits from a spacious living room providing a comfortable and versatile space for relaxing and entertaining. To the rear is a well-appointed open plan kitchen/diner, creating a sociable and practical heart to the home with space for a dining table and chairs. A separate utility area provides additional storage and practical space, whilst also offering direct access to the rear garden.

To the first floor are two well-proportioned double bedrooms, providing excellent flexibility for couples, small families, guests or those requiring a home office. The accommodation is completed by a three-piece family bathroom suite.

Externally, the property benefits from a good-sized rear garden, featuring a lawned area and providing an excellent outdoor space for families, entertaining or simply enjoying the warmer months. To the front is a private courtyard area, whilst on-road parking is available.

The property is conveniently positioned for a range of local amenities, shops, schools, transport links and the wider attractions of Lytham St Annes, whilst also offering straightforward access to surrounding areas.

An excellent opportunity for a first time buyer or downsizer, with spacious accommodation, a good-sized garden and the added benefit of no onward chain. Early viewing is highly recommended.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

TENURE

The property is **Freehold**

COUNCIL TAX

Band **A**

ANNUAL COUNCIL TAX AMOUNT

£1,675

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

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.

24/09/2026



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Ground Floor



Floor 1



Approximate total area⁽¹⁾
605 ft²
56.2 m²

(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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