



85 Harcourt Road, Blackpool, FY4 3HP

Price: £850.00

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	72
(39-54)	E		
(21-38)	F		

- Well Presented 3 Bedroom Home In Excellent Condition
- Two Spacious Reception Rooms
- Modern Fully Fitted Kitchen
- Stylish Contemporary Bathroom Suite
- Close To Schools, Shops, And Transport Links
- Available Immediately
- Council Tax Band - A
- EPC Rating - D

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INTRODUCTION This beautifully presented rental home is in excellent condition throughout, offering spacious and well-planned accommodation ideal for families or professionals alike.

The ground floor features two bright and versatile reception rooms, perfect for both entertaining and everyday living. A modern, fully fitted kitchen provides ample storage and worktop space, with direct access to the rear garden, a private outdoor space ideal for relaxing or family use.

On the first floor, the property boasts three bedrooms, all well-proportioned to suit a variety of needs, along with a stylish and contemporary bathroom suite finished to a high standard.

Situated in a convenient and sought-after location, the house is within easy reach of local schools, shops, and excellent transport links, including nearby bus routes.

Available immediately, this well-maintained home offers both comfort and practicality, making it an excellent rental opportunity.

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

APPROX £1,675.48

BROADBAND COVERAGE

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

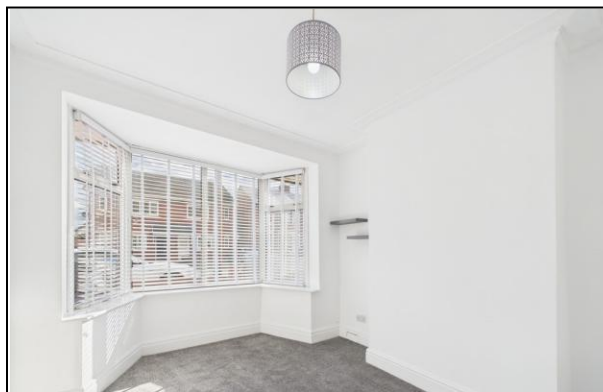
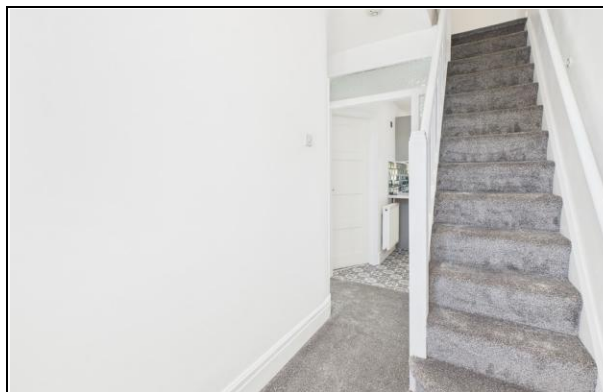
MOBILE DATA

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://www.ofcom.org.uk/mobile-coverage-checker>

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.

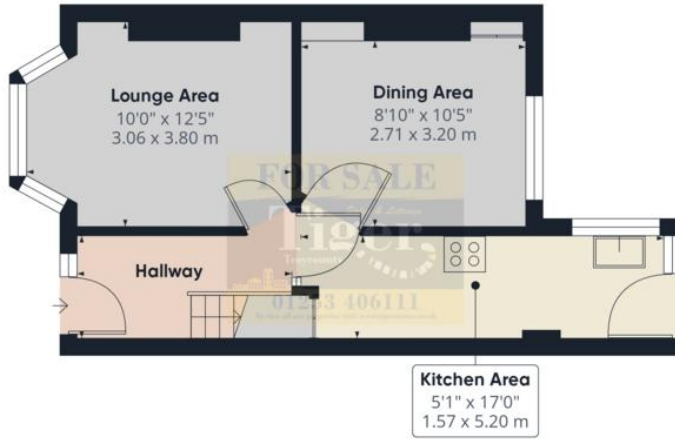


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07/07/2026



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Ground Floor



Floor 1



Approximate total area⁽¹⁾
667 ft²
62 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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