



64 Cherry Tree Road, Blackpool, FY4 4PF

Price: £75,000

- Two Bedroom Terraced Property
- Popular Marton Location
- Full Refurbishment Required
- Huge Renovation Potential
- Open Plan Kitchen/Breakfast Room
- Good-Sized Rear Garden
- Off-Road Parking & No Onward Chain
- Council Tax Band - A

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INTRODUCTION Requiring a full programme of refurbishment throughout, this two bedroom terraced property offers an excellent opportunity for someone looking for their next renovation project. With plenty of scope to modernise and add value, the property could make an ideal first-time purchase, investment opportunity or project for an experienced renovator.

The accommodation briefly comprises an entrance leading into a spacious lounge, with access through to an open plan kitchen/breakfast room. The kitchen area provides access directly onto the rear garden, offering the opportunity to create a fantastic modern living and entertaining space.

To the first floor are two good-sized bedrooms along with a family bathroom.

Externally, the property benefits from a good-sized rear garden, providing plenty of scope for landscaping and improvement. To the front is off-road parking with a dropped kerb, a particularly useful feature for this type of property.

Situated in the popular Marton area, the property is conveniently located for a range of local schools, supermarkets, amenities and transport links, with easy access towards the motorway network.

Offered For Sale With No Onward Chain Delay, This Property Is Sure To Appeal To Buyers Looking For A Project With Excellent Potential. An Internal Viewing Is Highly Recommended To Appreciate The Opportunity On Offer.

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.

11/09/2026



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Ground Floor



Floor 1



Approximate total area⁽¹⁾
713 ft²
66.2 m²

Reduced headroom
11 ft²
1 m²

(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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