



10 Highfield Gardens, Blackpool, FY4 5QL

Price: £850.00

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		

- Modern Two Bedroom House
- Downstairs W.C
- Open Plan Lounge/Kitchen
- Sought After Location
- Modern Fitted Bathroom
- Driveway To Front
- Good Sized Rear Garden
- Deposit - £850.00

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FULL DESCRIPTION

Modern two bedroom family home situated on a much sought after residential development in South Shore Blackpool.

Positioned within easy access of all local amenities, travel links and Blackpool town centre, this ideally located property boasts spacious and modern living accommodation which briefly comprises of an entrance hallway, spacious open plan living space with a modern fitted kitchen, downstairs WC, two good size bedrooms and a modern fitted three piece bathroom suite.

Externally the property boasts a rear garden perfect for outdoor family entertainment and driveway to the front.

Call Tiger Lettings to arrange your viewing on 01253 627111.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

TENURE

The property is **FREEHOLD**

COUNCIL TAX

Band **B**

ANNUAL COUNCIL TAX AMOUNT

£1,955

BROADBAND COVERAGE

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

MOBILE DATA

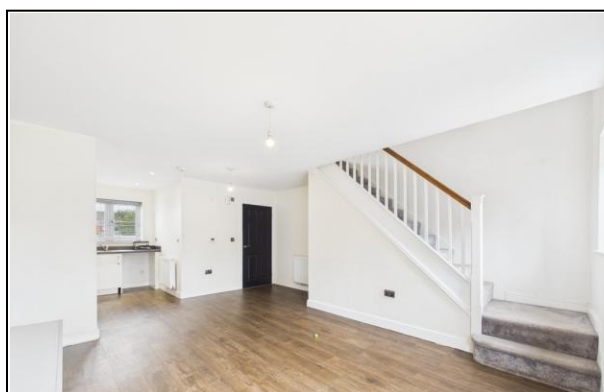
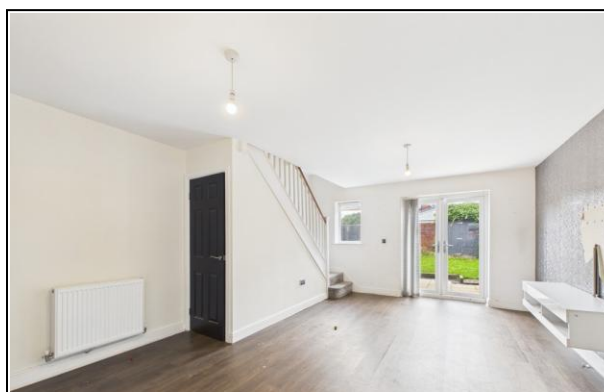
We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://www.ofcom.org.uk/mobile-coverage-checker>

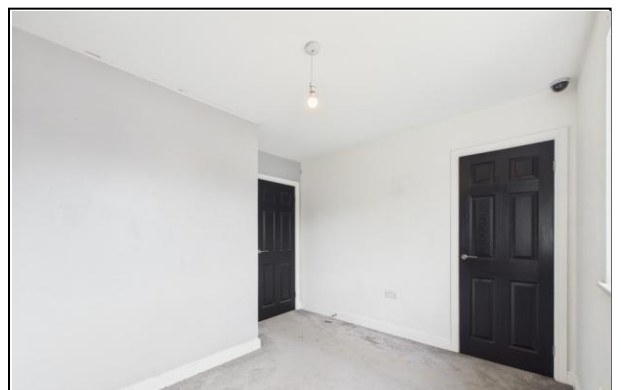
PLEASE NOTE

These particulars are believed to be correct but in no ways 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.

03/09/2026



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Ground Floor

- Entry:** 6'3" x 3'4" (1.92 x 1.03 m)
- WC:** 6'4" x 3'4" (1.95 x 1.02 m)
- Kitchen / Living Area (Left):** 6'7" x 6'6" (2.03 x 2.00 m)
- Kitchen / Living Area (Right):** 17'9" x 14'0" (5.42 x 4.28 m)

Floor 1

- Landing:** 4'0" x 7'6" (1.23 x 2.31 m)
- Bedroom (Left):** 9'6" x 14'0" (2.92 x 4.27 m)
- Bedroom (Right):** 7'11" x 10'7" (2.42 x 3.25 m)
- Bathroom:** 7'0" x 6'0" (2.16 x 1.85 m)

Approximate total area⁽¹⁾
636 ft²
59 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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