



37 Lostock Gardens, Blackpool, FY4 3PP

Price: £148,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

- Three Bedroom Semi-Detached Family Home
- No Onward Chain Delay
- Spacious Lounge And Open-Plan Kitchen/Diner
- Conservatory Leading To Rear Garden
- Three Well-Proportioned Bedrooms
- Enclosed Front Garden With Mature Hedges
- Ideal For First-Time Buyers, Downsizers, Or Investors
- Council Tax Band - A

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37 Lostock Gardens, Blackpool

INTRODUCTION

Three-Bedroom Semi-Detached Family Home | No Onward Chain | Popular Blackpool Location

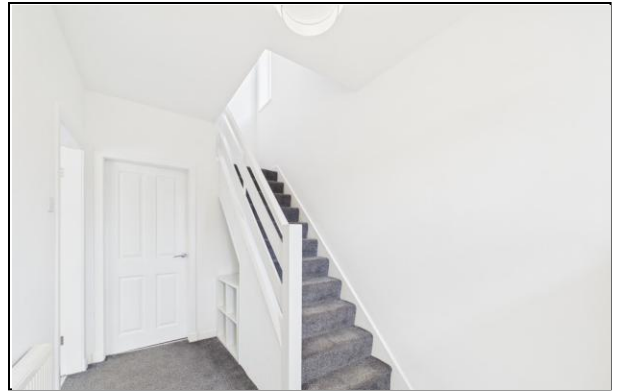
Situated in a sought-after residential area of Blackpool, this well-proportioned three-bedroom semi-detached family home offers an excellent opportunity for a wide range of buyers, including first-time purchasers, those looking to downsize, and investors alike. Conveniently positioned close to an array of local amenities, including shops, reputable schools, and transport links, the property is offered to the market with no onward chain delay, making it ideal for those seeking a smooth and swift move.

Upon entering the property, the ground floor accommodation comprises a spacious and welcoming lounge, providing an ideal setting for relaxation and family living. To the rear, an open-plan kitchen breakfast room creates a practical and sociable living space, flowing seamlessly into the dining area, perfect for entertaining or everyday family meals. The dining space further extends into a bright conservatory, overlooking and providing direct access to the rear garden, enhancing the home's versatility and connection to outdoor living.

To the first floor, the property benefits from three well-proportioned bedrooms, all offering comfortable accommodation suitable for families, guests, or home working requirements. Completing the first-floor layout is a modern three-piece shower room, designed for convenience and functionality.

Externally, the property continues to impress. To the rear is a generously sized family garden, offering fantastic potential for those with a passion for gardening or landscaping. Green-fingered buyers will particularly appreciate the opportunity to create a truly special outdoor space tailored to their tastes. To the front, the property features an enclosed garden laid to lawn and bordered by mature hedging, providing both an attractive approach and a good degree of privacy.

This fantastic home presents an excellent opportunity to acquire a property in a desirable location with versatile appeal and outstanding potential, all while benefiting from the advantage of no onward chain. Early viewing is highly recommended to fully appreciate the accommodation and opportunity on offer.



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TENURE

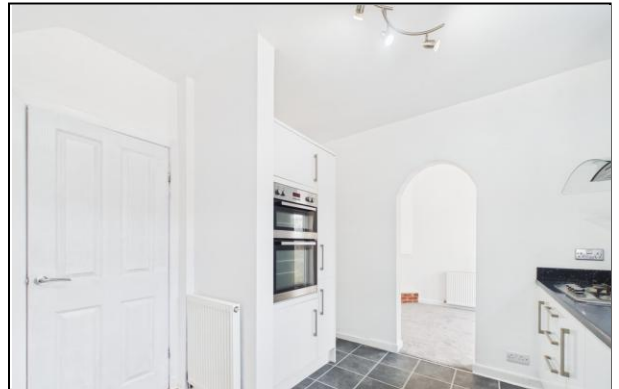
The property is **Freehold**

COUNCIL TAX

Band "A"

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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Ground Floor



Floor 1



Approximate total area⁽¹⁾

884 ft²

82.1 m²

Reduced headroom

5 ft²

0.5 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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