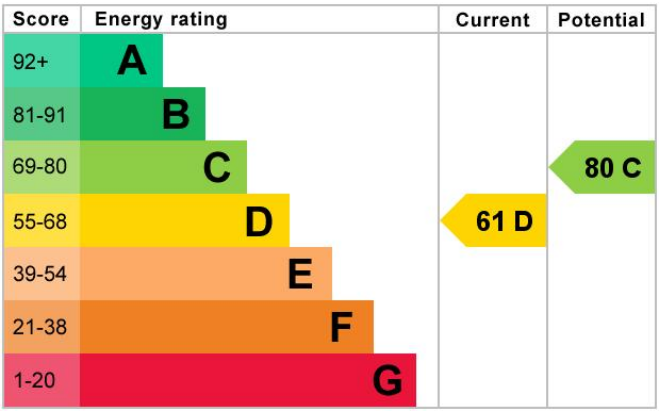
Tiger Sales & Lettings
Troycounty

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280 Common Edge Road, Blackpool, FY4 5DH

Price: £220,000



- Detached Two Bedroom True Bungalow
- Spacious And Versatile Living Accommodation
- Modern Fitted Kitchen And Bathroom
- Two Double Bedrooms Plus Loft Room
- Driveway Parking For Multiple Vehicles
- Garage And Low Maintenance Gardens
- Sought-After Location Close To Amenities And Motorway Links
- Council Tax Band - D

280 Common Edge Road, Blackpool, FY4 5DH

INTRODUCTION This well-presented two-bedroom detached true bungalow offers spacious and versatile accommodation in a highly desirable residential location, making it an ideal purchase for a range of buyers.

Upon entering, an entrance vestibule leads into a welcoming hallway providing access to the main living areas. The generously sized lounge benefits from a large window, allowing plenty of natural light to flood the room and creating a bright and inviting space to relax. There is also a separate reception room, offering additional flexibility for entertaining, dining or use as a second sitting room.

The fitted kitchen features a range of stylish units, ample worktop space and integrated appliances, providing a practical and well-appointed space for everyday living. There are two well-proportioned double bedrooms, both offering ample space for furnishings, alongside a modern family bathroom fitted with contemporary fixtures and fittings.

A further feature is the loft room, currently utilised as a third bedroom, providing useful additional space for guests, hobbies or home working, subject to any necessary consents and regulations.

Externally, the property benefits from a widened driveway providing off-road parking for multiple vehicles, together with a garage offering further parking or storage options. The front and rear gardens have been designed with ease of maintenance in mind, providing pleasant outdoor spaces to enjoy throughout the year.

Further benefits include double glazing and gas central heating throughout. The property is conveniently positioned close to a range of local amenities, reputable schools, a nearby public house and excellent transport links, including convenient access to the motorway network.

Combining generous living accommodation, versatile additional space and excellent parking facilities, this attractive detached true bungalow is an opportunity not to be missed.











TENURE
The property is **Freehold**

COUNCIL TAX
Band **D**

ANNUAL COUNCIL TAX AMOUNT
£2,513

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.

03/11/2026











280 Common Edge Road, Blackpool, FY4 5DH



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