



**77 Saville Road, South Shore, Blackpool, FY1 6JS**

**Price: £102,500**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		60	74
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
Scotland	EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		54	70
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
Scotland	EU Directive 2002/91/EC		

- End Terraced House
- Lounge, Dining Room
- Fitted Dining Kitchen
- 3 Bedrooms & a Loft Room
- Gas Central Heating, Upvc Double Glazing
- West Facing Enclosed Rear Garden

# 77 Saville Road, South Shore, Blackpool

## GROUND FLOOR

### ENTRANCE HALL

Radiator, stairs to first floor landing

### SEPARATE WC

Low-level WC

### LOUNGE

13' 2" x 16' 10" into bay (4.01m x 5.13m)

PVCu double glazed walk-in bay window to front, coal effect gas fire set in feature surround, radiator, wooden laminate flooring



### DINING ROOM

10' 10" x 17' 1" into bay (3.3m x 5.21m)

Box window to rear, gas fire set in feature surround, radiator, wooden laminate flooring, decorative cornice style ceiling, PVCu double glazed double doors to garden



### KITCHEN

8' 6" x 20' 11" (2.59m x 6.38m)

Fitted with a matching range of base units with drawers and round edged worktops, stainless steel sink with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric oven, built-in four ring ceramic hob, PVCu double glazed window to rear, PVCu double glazed window to side, wall mounted concealed gas combination boiler serving heating system and domestic hot water



### FIRST FLOOR LANDING

Wooden laminate flooring, decorative cornice style ceiling, stairs to second floor landing

### BEDROOM 1

11' 10" x 13' 9" (3.61m x 4.19m)

PVCu double glazed window to front with feature and chimney breast, radiator, wooden laminate flooring, decorative cornice style ceiling



### BEDROOM 2

13' 4" into recess x 13' 11" (4.06m x 4.24m)

PVCu double glazed window to rear, chimney breast, radiator, wooden laminate flooring

### BEDROOM 3

8' 1" x 8' 4" (2.46m x 2.54m)

PVCu double glazed window to front, radiator, wooden laminate flooring



### BATHROOM

10' 2" x 6' 3" (3.1m x 1.91m)

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, half height tiling to two walls, PVCu double glazed window to rear, radiator, built-in cupboard with shelving

### LOFT ROOM

6' 11" + robes x 17' 1" (2.11m x 5.21m)

Wooden laminate flooring, fitted robes with hanging space and shelving, velux window to rear

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## OUTSIDE

31' Enclosed West facing rear garden, brick built Stores with power and light

## GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

## APPROXIMATE AGE OF THE PROPERTY

## TENURE

The property is **Freehold**

## COUNCIL TAX

Band "B"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2012/13	Council Tax 2013/14	Council Tax 2014/15
A	£1013.11	£1015.05	£1017.07
<b>B</b>	<b>£1181.97</b>	<b>£1184.22</b>	<b>£1186.59</b>
C	£1350.82	£1353.40	£1356.10
D	£1519.67	£1522.57	£1525.61
E	£1857.37	£1860.92	£1864.63
F	£2195.08	£2199.27	£2203.66
G	£2532.78	£2537.62	£2542.68
H	£3039.34	£3045.14	£3051.22

## 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 Troycountry 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.

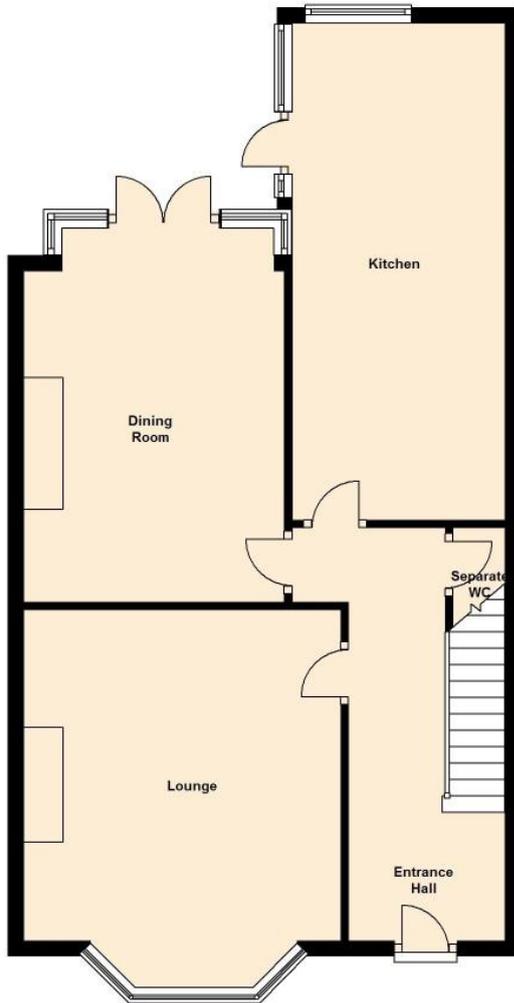
16/04/2015



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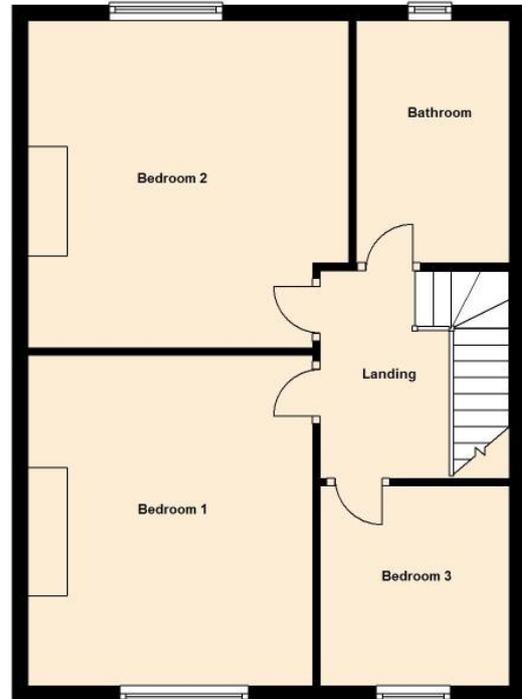
## Ground Floor

Approx. 69.9 sq. metres (752.6 sq. feet)



## First Floor

Approx. 48.3 sq. metres (520.0 sq. feet)



Total area: approx. 118.2 sq. metres (1272.6 sq. feet)

56 Highfield Road, South Shore, Blackpool, Lancashire, FY4 2JA

Phone: 01253 406111 Fax: 01253 406119

Email: [info@tigertroycounty.co.uk](mailto:info@tigertroycounty.co.uk) Website: [www.tigerestates.co.uk](http://www.tigerestates.co.uk)