



96 Henson Avenue , , Blackpool, FY4 3LY

Price: £117,000

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- Three Bedroom Mid Terrace Family Home
- Located Close To All Local Amenities
- Three Piece Bathroom Room
- Open Plan Living Space & Kitchen Area
- Walking Distance To Highfield Academy
- Well Maintained Lawned Rear Garden
- Ideal Family Home
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INTRODUCTION

Tiger Sales are delighted to bring to the market this well presented three bedroom mid terrace family home situated in a popular residential location of Blackpool South Shore.

Positioned within easy access of all local amenities, travel links and Highfield Academy, this ideally positioned property boasts spacious and modern living accommodation and on internal inspection briefly comprises of entrance hallway, open plan ground floor living space, fitted kitchen, three bedrooms and a modern fitted three piece family bathroom.

Externally the property boasts front and rear gardens with on street parking available to the front.

Gas central heating and double glazing throughout.

Viewing comes highly recommended to fully appreciate.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

TENURE

The property is **Freehold**

COUNCIL TAX

Band "A"

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 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

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



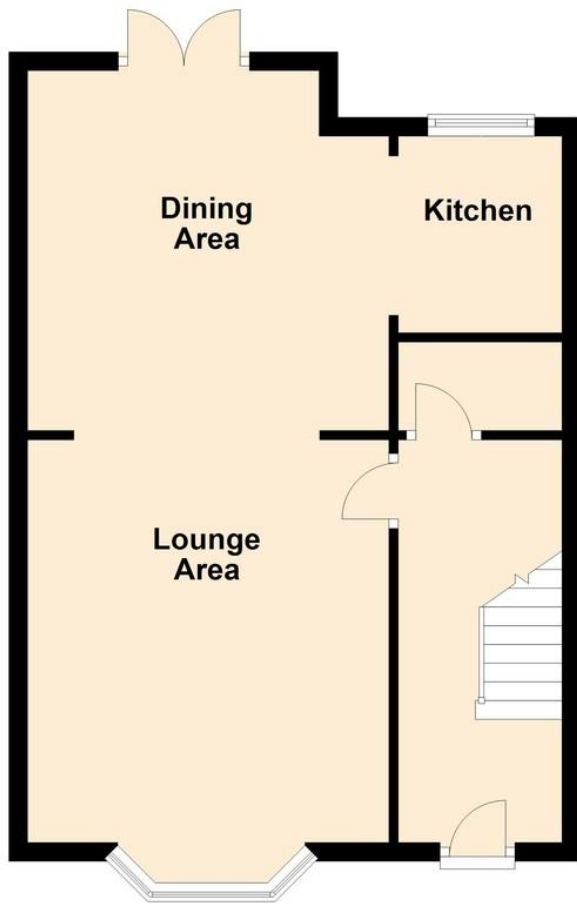
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order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

31/01/2024



Ground Floor



First Floor

