



10 Saxby Grove , , Blackpool, FY4 4LA

Price: £185,000

%æpcGraph_c_1_400%

- Gas central heating
- Double glazed
- Three Reception Rooms
- Orangery
- En-Suite Master Bedroom
- Large lawn gardens
- Sheltered log store/BBQ area
- No Onward Chain Delay

To view all of our properties visit www.tigerestates.co.uk

10 Saxby Grove, Blackpool

FULL DESCRIPTION

This stunning four bedroom extended semi detached family home offers spacious living accommodation with large lawn gardens, potential to extend into the garage providing an extra 5th bedroom with ensuite. The home has a large Orangery overlooking the south facing and secluded garden with summer house and sheltered log store/bbq area. Internal viewing essential to fully appreciate all the fantastic features this property offers. BE VERY QUICK TO VIEW!!

ENTRANCE HALL

Double glazed door. Laminate floor. Alarm system. Built in under the stairs storage cupboard. Central heating radiator.

LOUNGE

12' 2" x 10' 9" (3.71m x 3.30m)

Double glazed bay window. Central heating radiator. Log burner and fire surround. Laminate floor. French doors to dining room.

DINING ROOM

12' 2" x 10' 9" (3.71m x 3.30m)

Double glazed french doors to Orangery. Laminate floor. Central heating radiator.

ORANGERY

14' 9" x 8' 6" (4.51m x 2.61m)

Double glazed french doors to garden. Two double glazed Velux windows. Two double glazed windows.

UTILITY ROOM

5' 11" x 5' 4" (1.81m x 1.64m)

Fitted wall and base units.

GROUND FLOOR WC

WC. Pedestal hand basin. Central heating radiator.

KITCHEN

13' 2" x 11' 1" (4.03m x 3.39m)

Fitted wall and base units. Integrated double oven, gas hob and extractor hood, dishwasher. Plumbed for washing machine. TV point.

STAIRS AND LANDING

BEDROOM 1

14' 7" x 8' 10" (4.45m x 2.71m)

Double glazed window. Central heating radiator.

ENSUITE

Shower cubicle. WC. Pedestal hand basin. Double glazed window. Tiled floor and walls. Double glazed window. Chrome ladder style radiator.

BEDROOM 2

12' 6" x 10' 2" (3.82m x 3.10m)

Double glazed bay window. Central heating radiator.

BEDROOM 3

14' 7" x 9' 9" (4.46m x 2.98m)

Double glazed window. Central heating radiator.



10 Saxby Grove, Blackpool

BEDROOM 4

9' 1" x 6' 0" (2.77m x 1.83m)

Double glazed window. Central heating radiator.

GARDENS

Lawn to front with driveway and ornate security gates.

Large lawn to rear with summerhouse and well stocked planted borders.

GARAGE

15' 9" x 8' 5" (4.82m x 2.58m)

Remote controlled roller shutter door. Power and lighting.

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 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 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.

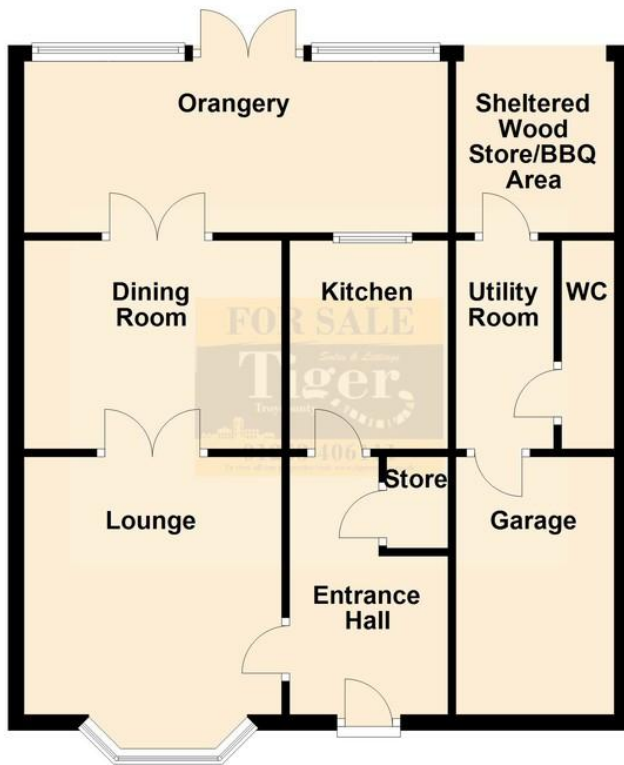
16/08/2022



10 Saxby Grove, Blackpool

Ground Floor

Approx. 664.5 sq. feet



First Floor

Approx. 480.1 sq. feet



Total area: approx. 1144.6 sq. feet