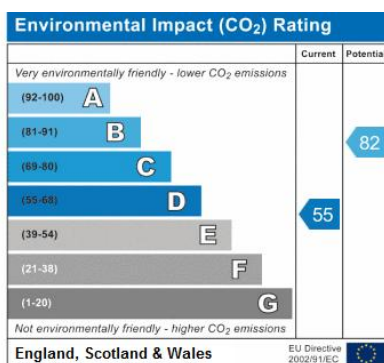
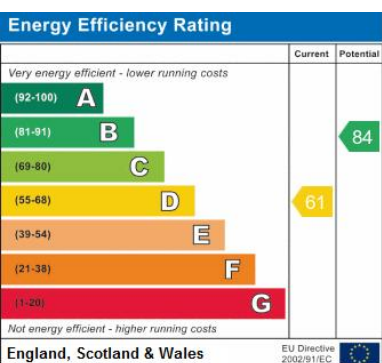




190 Preston Old Road, Blackpool, FY3 9QY

Price: £150,000 (Offers Over)



- Semi-Detached Bungalow
- Excellent Sized Rear Garden
- Popular Residential Location
- Close To Local Amenities & Transport Links
- Conservatory To The Rear
- Viewing Comes Highly Recommended

190 Preston Old Road, Blackpool

Tiger Sales are pleased to offer to the market this spacious semi-detached bungalow situated in a popular residential location which is close to local shops, schools and motorway links.

Internally the bungalow comprises of a porch, an entrance hall, a lounge to the front on the property, a good size kitchen/diner with a conservatory to the rear featuring French doors providing access to the excellent sized rear garden. There are two bedrooms to the ground floor and shower room with separate W/C. The property also benefits from gas central heating and double glazing.

To the first floor, there is a fantastic size loft conversion which is currently used as a master bedroom.

Externally, to the rear there is a brilliant sized private garden and with the front being raised from the road there is high levels of privacy.

Viewing comes highly recommended to really appreciate what this excellent property has to offer.

Please Note: It is our understanding that the loft conversion may have been undertaken and completed without obtaining planning consent/ building regulation approval and all prospective purchasers should rely upon their own enquiries and investigations as to the permitted and practicable use of this area.

Ground Floor

Lounge

4.20m (13'9") x 3.64m (11'11")

Kitchen/Dining Room

3.64m (11'11") x 3.64m (11'11")

Conservatory

3.64m (11'11") x 2.56m (8'5")

Bedroom 1

3.61m (11'10") x 2.89m (9'6")

Bedroom 2

3.61m (11'10") x 2.81m (9'3")

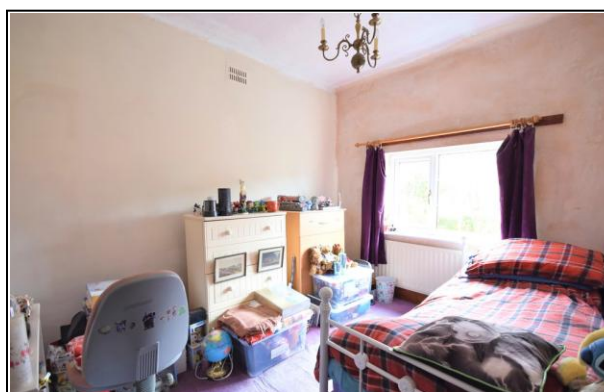
Shower Room

3.61m (11'10") x 1.18m (3'10")

First Floor

Bedroom 3

5.25m (17'3") x 4.29m (14'1")



190 Preston Old Road, Blackpool

TENURE

The property is **Freehold**

COUNCIL TAX

Band "B"

The average council tax charges for April 2017 - March 2019 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.

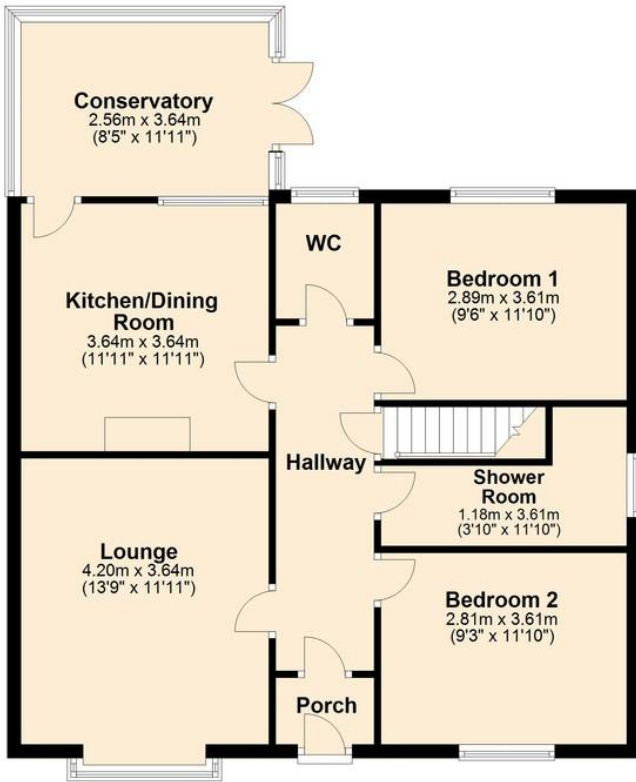
11/03/2020



190 Preston Old Road, Blackpool

Ground Floor

Approx. 80.8 sq. metres (869.4 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



Total area: approx. 119.4 sq. metres (1284.9 sq. feet)
190 Preston Old Road, Blackpool