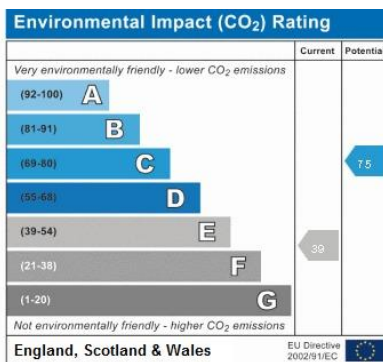
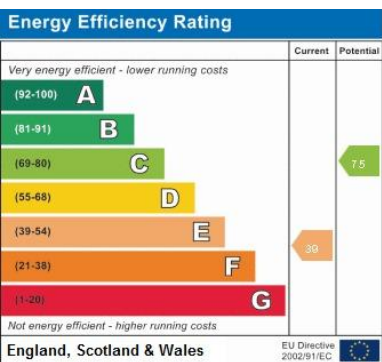




**426 Warley Road , , Blackpool, FY2 0SS**

**Price: £120,000**



- Gas central heating
- Double glazing
- Two reception rooms
- Sun Lounge
- Convenient location
- Attractive 4-piece bathroom
- Utility Room
- Priced to sell

# 426 Warley Road , , Blackpool

## FUULL DESCRIPTION

This family sized 3 bedroom semi detached home offers two reception rooms, a sun lounge, driveway and good sized gardens. The home has new carpets and is ready to move into and is warmed by gas central heating and double glazing. Close to all local amenities, schools, shops and supermarket.

## VESTIBULE

Double glazed door.

## ENTRANCE HALL

Central heating radiator. Built in store room.

## LOUNGE

14' 6" x 11' 11" (4.42m x 3.64m)

Fireplace. Double glazed bay window. Central heating radiator.

## DINING ROOM

12' 5" x 11' 4" (3.79m x 3.46m)

Gas fire. Double glazed window. Central heating radiator.

## KITCHEN

12' 5" x 7' 2" (3.80m x 2.20m)

Fitted wall and base units. Stainless steel sink unit and mixer tap. Double glazed door and two windows. Integrated hob, oven and extractor hood. Fully tiled.

## SUN ROOM

10' 2" x 6' 7" (3.11m x 2.01m)

Double glazed window.

## UTILITY ROOM

6' 2" x 5' 10" (1.89m x 1.79m)

Two double glazed windows.

## STAIRS AND LANDING

Double glazed window.

## BEDROOM 1

11' 11" x 11' 6" (3.65m x 3.52m)

Double glazed window. Central heating radiator.

## BEDROOM 2

12' 5" x 11' 3" (3.79m x 3.43m)

Double glazed window. Central heating radiator.

## BEDROOM 3

7' 6" x 6' 2" (2.29m x 1.88m)

Double glazed window. Central heating radiator.

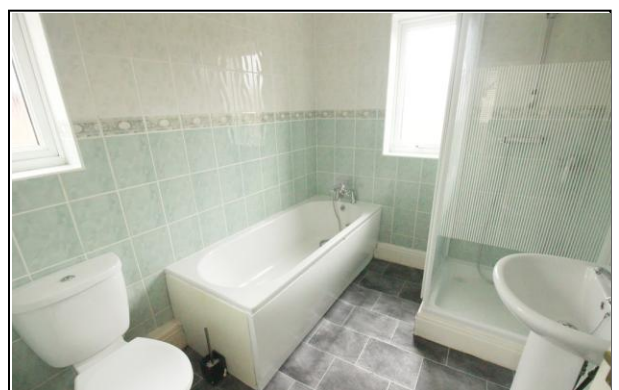
## BATHROOM

Bath with mixer shower tap. WC. Pedestal hand basin. Shower cubicle. Two double glazed windows.

## GARDENS

To front

Block paved to rear with planted area and greenhouse.



**GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR**

**APPROXIMATE AGE OF THE PROPERTY**

**TENURE**

The property is **Freehold**

**COUNCIL TAX**

Band **“B”**

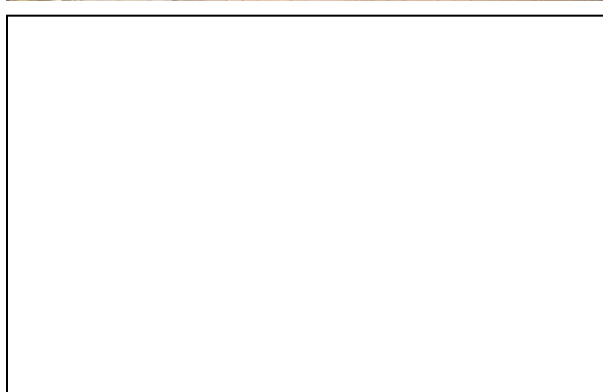
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 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.

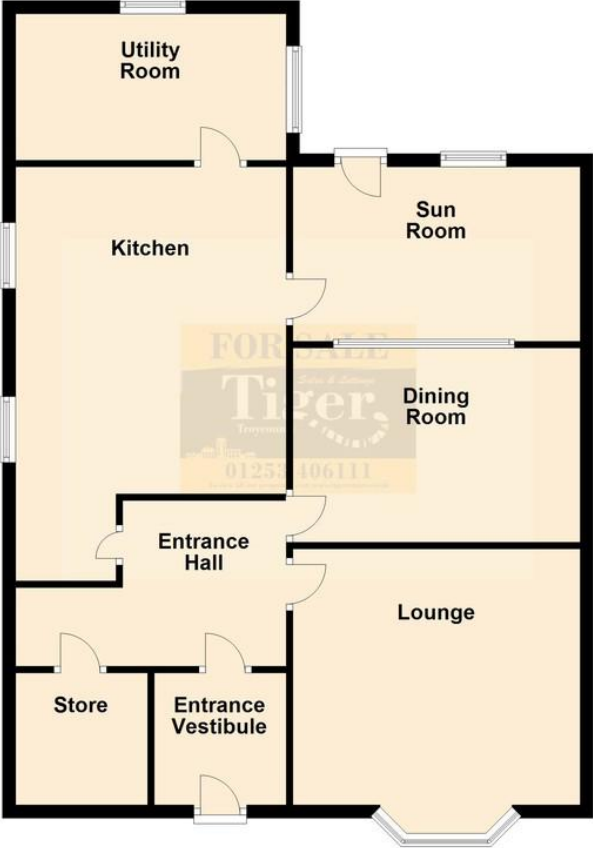
**16/03/2023**



426 Warley Road, , Blackpool

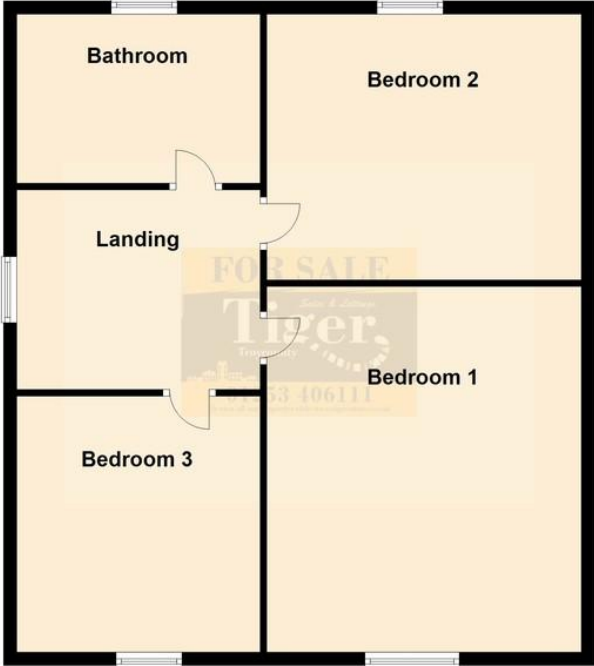
**Ground Floor**

Approx. 994.8 sq. feet



**First Floor**

Approx. 889.7 sq. feet



Total area: approx. 1884.5 sq. feet