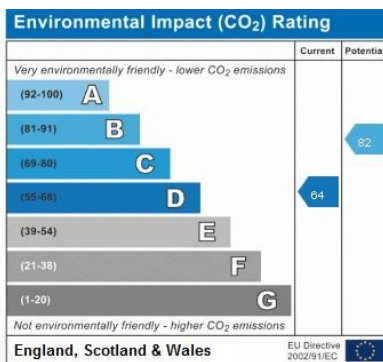
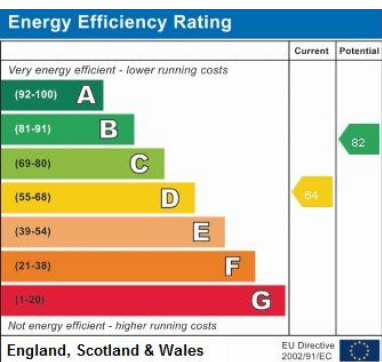




32 Eccleston Road, Blackpool, FY1 6NH

Price: £110,000



- Gas central heating
- Double glazing
- Two reception rooms
- Ground floor WC
- Integrated Kitchen
- Attractive bathroom
- Located close to local amenities
- Schools nearby

32 Eccleston Road, Blackpool

FULL DESCRIPTION

This excellent and spacious two double bedroom mid garden terrace house comprises two reception rooms, a ground floor wc, large fitted kitchen with integrated appliances. To the first floor are two double bedrooms and a bathroom. The home is well maintained and is warmed by gas central heating and double glazing. Gardens to the front and rear. NO CHAIN!

ENTRANCE VESTIBULE

Double glazed door and window.

ENTRANCE HALL

Central heating radiator.

LOUNGE

15' 4" x 11' 6" (4.69m x 3.51m)

Double glazed bay window. Central heating radiator. Living flame fire and surround.

DINING ROOM

15' 6" x 11' 1" (4.73m x 3.40m)

Double glazed window. Central heating radiator. Inset electric fire. Built in storage cupboard.

GROUND FLOOR WC

WC. Central heating radiator. Hand basin. Double glazed window. Tiled floor.

KITCHEN

12' 1" x 11' 5" (3.70m x 3.50m)

Fitted wall and base units. Tiled floor. Central heating radiator. Plumbed for washing machine. Sink unit and mixer tap. Two double glazed windows and door. Integrated oven, hob and extractor hood.

STAIRS AND LANDING

Spindled balustrade.

BEDROOM 1

15' 6" x 10' 8" (4.73m x 3.26m)

Two double glazed windows. Central heating radiator. Fitted wardrobes and drawers.

BEDROOM 2

11' 1" x 9' 1" (3.39m x 2.77m)

Double glazed window. Central heating radiator. Fitted wardrobe and drawers.

BATHROOM

Bath. WC. Pedestal hand basin. Double glazed window. Part tiled. Over the bath shower and screen. Central heating radiator.

GARDENS

To front and rear with planted borders.

TENURE

The property is **Freehold**

COUNCIL TAX

Band "A"

The average council tax charges for April 2010 - March 2013



32 Eccleston Road, Blackpool

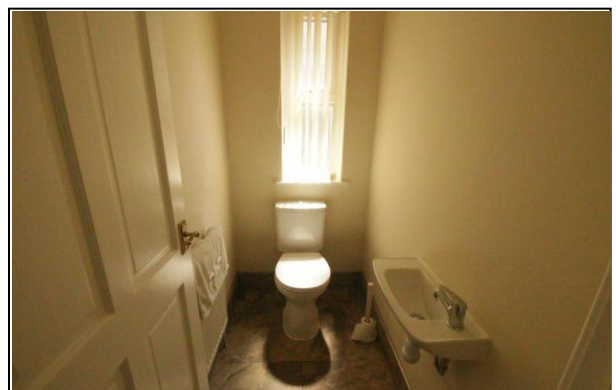
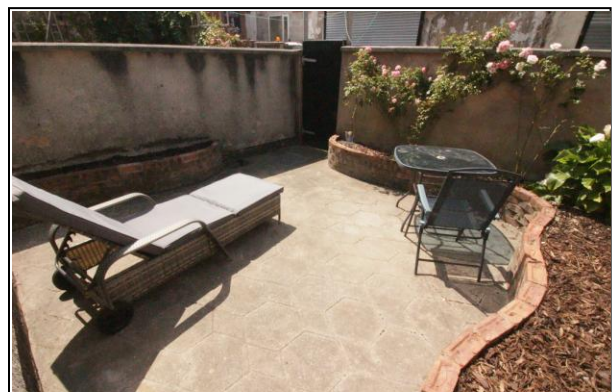
are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

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.

03/07/2023



32 Eccleston Road, Blackpool

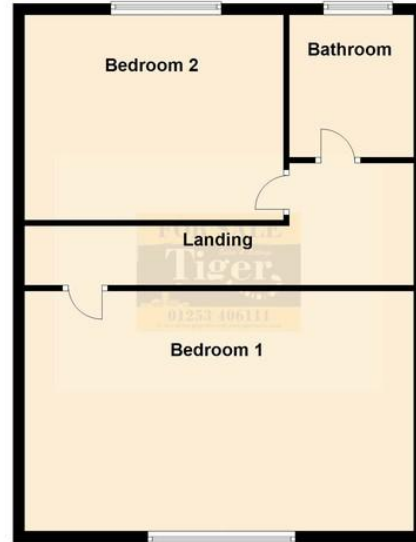
Ground Floor

Approx. 936.6 sq. feet



First Floor

Approx. 677.6 sq. feet



Total area: approx. 1614.2 sq. feet