



85 Ingleway Avenue , , Blackpool, FY3 8JG

Price: £222,500

%epcGraph_c_1_400%

- Three Bedroom Semi-Detached
- Very Well Presented Throughout
- Extended To The Rear And Side
- Beautiful Landscaped Rear Garden
- Close To Stanley Park & Blackpool Victoria Hospital
- Viewing Comes Highly Recommended
- 360 Virtual Tour Available
-

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

85 Ingleway Avenue , , Blackpool

Tiger Estates Introduce To The Market This Exceptional Three Bedroom Semi-Detached Family Home On Ingleway Avenue In Blackpool.

Ideally Located Close To Both Blackpool Victoria Hospital And The Popular Stanley Park.

Extended To Both The Side And Rear, With The Side Extension Perfect For Use Or Conversion To A Home Gym/Office/Additional Living Space.

Externally There Is Off Road Parking And A Beautiful Landscaped Rear Garden.

Viewing Comes Highly Recommended, Call Tiger Estates Today Or Visit Our 360 Virtual Tour For A Closer Look.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

TENURE

The property is **Freehold**

COUNCIL TAX

Band "C"

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



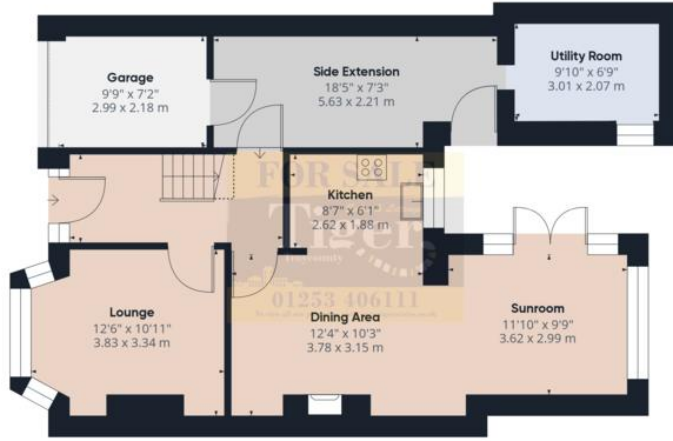
85 Ingleway Avenue, , Blackpool

details with their solicitor / legal representative.

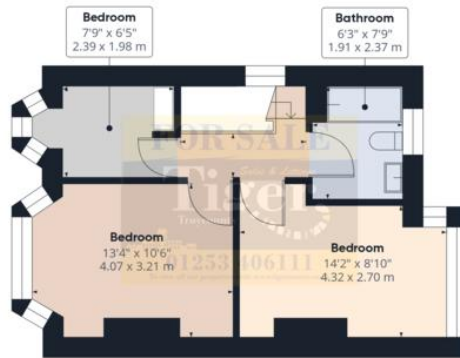
05/09/2024



85 Ingleway Avenue, , Blackpool



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1171.97 ft²
108.88 m²

Reduced headroom

9.9 ft²
0.92 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360