



**22 Crompton Avenue, South Shore, Blackpool, FY4 3LQ**

**Price: £115,000**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		
69-80	C		
55-68	D	62	78
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
92-100	A		
81-91	B		
69-80	C		76
55-68	D	59	
39-54	E		
21-38	F		
1-20	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
Scotland		EU Directive 2002/91/EC	

- Semi Detached House
- Lounge, Dining Room
- Fitted Kitchen
- 3 Bedrooms
- 3 Piece Bathroom
- Gas Central Heating, Upvc Double Glazing
- Enclosed Rear Garden
- Garage, Off Road Parking

# 22 Crompton Avenue, South Shore, Blackpool

## GROUND FLOOR

### ENTRANCE VESTIBULE

PVCu double glazed entrance , Two PVCu double glazed windows to front, original tiled flooring

### HALLWAY

Stairs to first floor landing

### LOUNGE

10' 8" x 12' 7" into bay (3.25m x 3.84m)

Bay window to front, gas fire set in chimney breast, radiator, sliding doors to;

### DINING ROOM

10' 3" x 13' 1" (3.12m x 3.99m)

PVCu double glazed window to rear, gas fire set in feature surround, radiator

### KITCHEN

6' 5" x 17' 0" (1.96m x 5.18m)

Fitted with a matching range of base and eye level units with round edged worktops, stainless steel sink, window to side, PVCu double glazed window to rear, PVCu double glazed window to side, radiator, PVCu double glazed door to garden, under-stairs storage cupboard

### FIRST FLOOR LANDING

Obscure glazed window to side

### BEDROOM 1

10' 8" x 12' 7" into bay (3.25m x 3.84m)

PVCu double glazed walk-in bay window to front, chimney breast, radiator

### BEDROOM 2

10' 3" x 13' 1" (3.12m x 3.99m)

PVCu double glazed window to rear, fitted wardrobes with hanging rail and shelving, radiator, wall mounted concealed gas boiler serving heating system and domestic hot water

### BEDROOM 3

5' 9" x 6' 11" (1.75m x 2.11m)

PVCu double glazed window to front, radiator

### BATHROOM

6' 2" x 5' 5" (1.88m x 1.65m)

Fitted with three piece white suite comprising panelled bath, pedestal wash hand basin and low-level WC, full height tiling to all walls, heated towel rail, PVCu obscure double glazed window to rear, access to loft

### OUTSIDE

24' Enclosed Rear Garden, Mainly laid to lawn, well stocked mature borders, off road parking to the side and front leading to a garage at the rear



# 22 Crompton Avenue, South Shore, Blackpool

## GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

Close proximity to good transport links, other local amenities and a number of good schools

## APPROXIMATE AGE OF THE PROPERTY

1950s

## 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 2012/13	Council Tax 2013/14	Council Tax 2014/15
A	£1013.11	£1015.05	£1017.07
B	£1181.97	£1184.22	£1186.59
<b>C</b>	<b>£1350.82</b>	<b>£1353.40</b>	<b>£1356.10</b>
D	£1519.67	£1522.57	£1525.61
E	£1857.37	£1860.92	£1864.63
F	£2195.08	£2199.27	£2203.66
G	£2532.78	£2537.62	£2542.68
H	£3039.34	£3045.14	£3051.22

## 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 Troycountry 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.

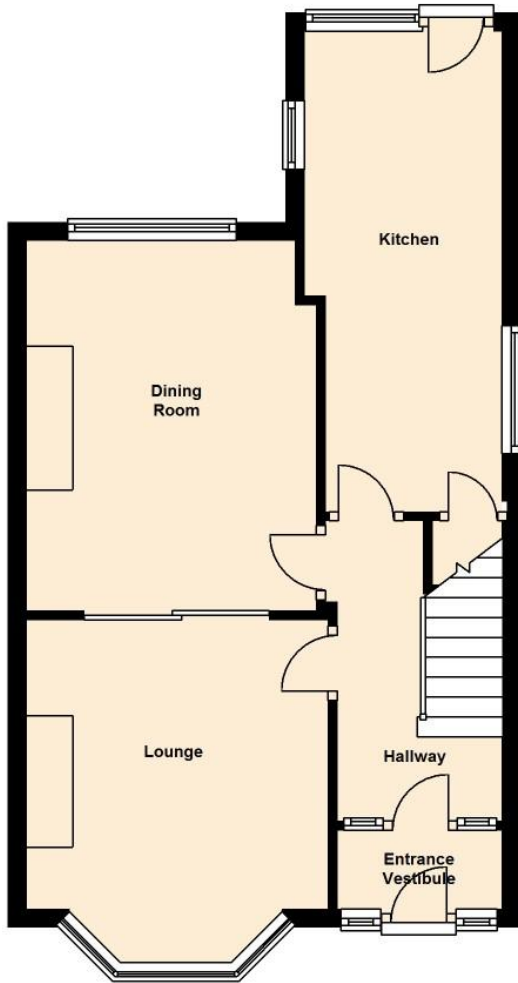
01/08/2014



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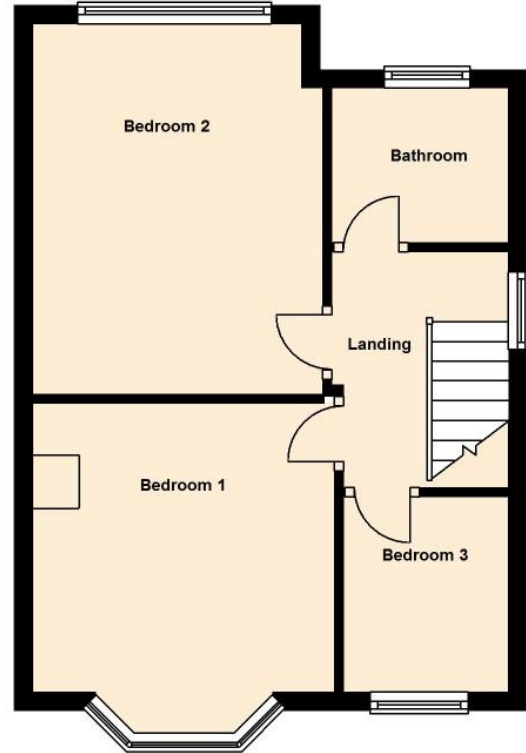
## Ground Floor

Approx. 45.7 sq. metres (491.6 sq. feet)



## First Floor

Approx. 36.4 sq. metres (392.1 sq. feet)



Total area: approx. 82.1 sq. metres (883.7 sq. feet)

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