



Salisbury Road, Blackpool, FY1 5QJ

Price: £94,950

- A Three Bedroom Semi Detached House
- Two Receptions, Open Plan Kitchen / Diner
- Double Glazed And Gas Central Heated
- Garden To Front And Rear, Garage
- Ideal First Time Buy, Close To Local Amenities
- Viewing Highly Recommended

Salisbury Road, Blackpool

ENTRANCE HALL

On entrance to the property there is a uPVC double glazed door leading into hallway. Stairs to the first floor. Under stair storage containing meters and boiler.

LOUNGE

15' 06" x 10' 06" (4.72m x 3.2m)

A spacious lounge with a double glazed bay window to front elevation. Coved ceiling. Gas fire with feature surround. Wood flooring. Television point.



DINING ROOM / KITCHEN

16' 07" x 13' 06" (5.05m x 4.11m)

Spacious open plan kitchen / diner. French doors open to rear garden. Coved ceiling. Carpeted flooring. Kitchen has matching wall and base units. Gas connection point for cooker. Stainless steel sink. Double glazed window to rear elevation.



LANDING

Stained single glazed window to rear elevation.

BEDROOM ONE

12' 01" x 10' 04" (3.68m x 3.15m)

Double glazed window to rear elevation. Carpeted flooring. Radiator.



BEDROOM TWO

13' 08" x 10' 04" (4.17m x 3.15m)

Spacious bedroom. Double glazed window to rear. Carpeted floor. Radiator.



BEDROOM THREE

7' 06" x 5' 10" (2.29m x 1.78m)

Double glazed window to front elevation. Carpeted floor.



BATHROOM

8' 10" x 5' 07" (2.69m x 1.7m)

A white three piece bathroom suite comprising of a panelled bath with over head shower. Low flush WC. Pedestal wash hand basin. Tiled floor to ceiling. Storage cupboard. Double glazed window to rear elevation.

EXTERNALLY

To the rear of the property a low maintenance garden with a single garage and shed.

To the front a wall enclosure with gated access. Plants and shrubs. Resident permit parking.

AN IDEAL FIRST TIME BUY OPPORTUNITY, DO NOT MISS OUT !!!!

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GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

1930's

TENURE

The property is **Freehold**

COUNCIL TAX

Band "B"

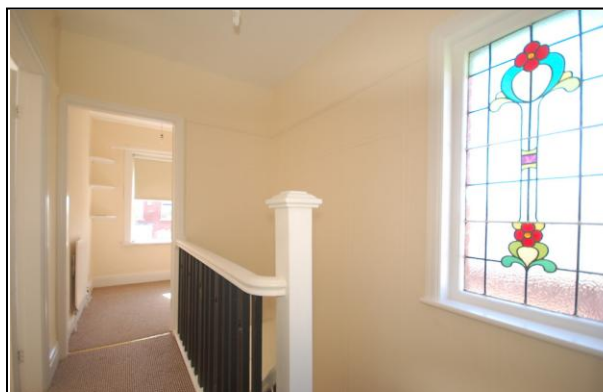
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2012/13	Council Tax 2013/14	Council Tax 2014/15
A	£1013.11	£1015.05	£1017.07
B	£1181.97	£1184.22	£1186.59
C	£1350.82	£1353.40	£1356.10
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 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.

20/04/2016



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