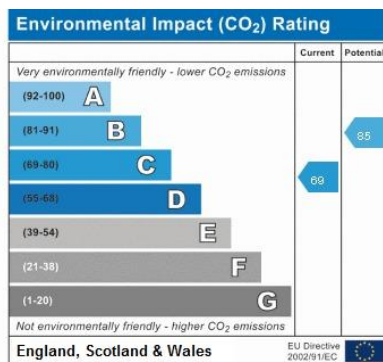
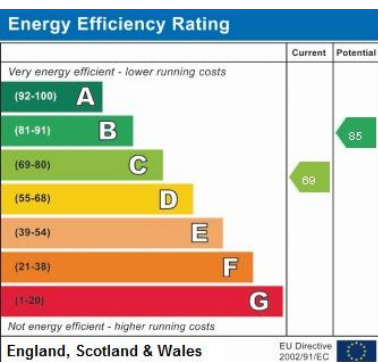




**8 Bittern Close, Blackpool, FY3 8FS**

**Price: £180,000**



- Gas central heating
- Double glazing
- Large living room
- Kitchen/Dining room
- Sought after location
- En suite master bedroom
- Located close to local amenities
- Schools nearby

Address:  
86

# 8 Bittern Close, Blackpool

## FULL DESCRIPTION

This superbly located three bedroom semi detached house is situated in a cul de sac position in a highly sought after residential area and comprises a large living room with entrance hall and ground floor wc. To the first floor are three bedrooms, master ensuite and a family bathroom. To the exterior are lawn gardens to the front and a large garden to the rear which is secluded, driveway and garage. Be quick to view!

## ENTRANCE HALL

Double glazed door. Central heating radiator.

## GROUND FLOOR WC

WC. Pedestal hand basin. Double glazed window. Central heating radiator.

## LOUNGE

15' 2" x 12' 2" (4.63m x 3.71m)

Double glazed window. Central heating radiator. Fireplace.

## KITCHEN/DINING ROOM

15' 10" x 10' 2" (4.84m x 3.12m)

Double glazed french doors and window. Integrated oven, hob and extractor hood. One and a half bowl stainless steel sink unit and mixer tap. Fitted wall and base units. Built in storage cupboard. Plumbed for washing machine.

## STAIRS AND LANDING

## BEDROOM 1

12' 4" x 12' 1" (3.77m x 3.69m)

Two double glazed windows. Central heating radiator.

## ENSUITE

Shower cubicle. Pedestal hand basin.

## BEDROOM 2

10' 9" x 9' 2" (3.29m x 2.81m)

Double glazed window. Central heating radiator.

## BEDROOM 3

10' 9" x 6' 5" (3.30m x 1.96m)

Double glazed window. Central heating radiator.

## BATHROOM

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

## GARDENS

Lawn to front with driveway and garage.

Secluded lawn to rear with decking and patio area.

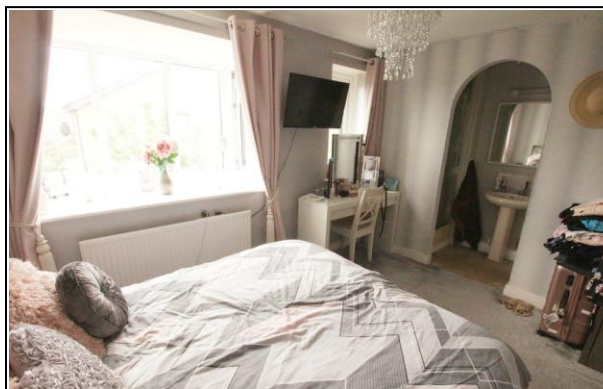
## TENURE

The property is **Freehold**

## COUNCIL TAX

Band "D"

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.



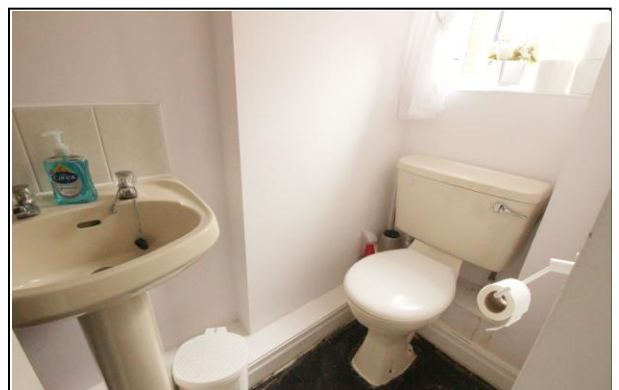
## 8 Bittern Close, Blackpool

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.

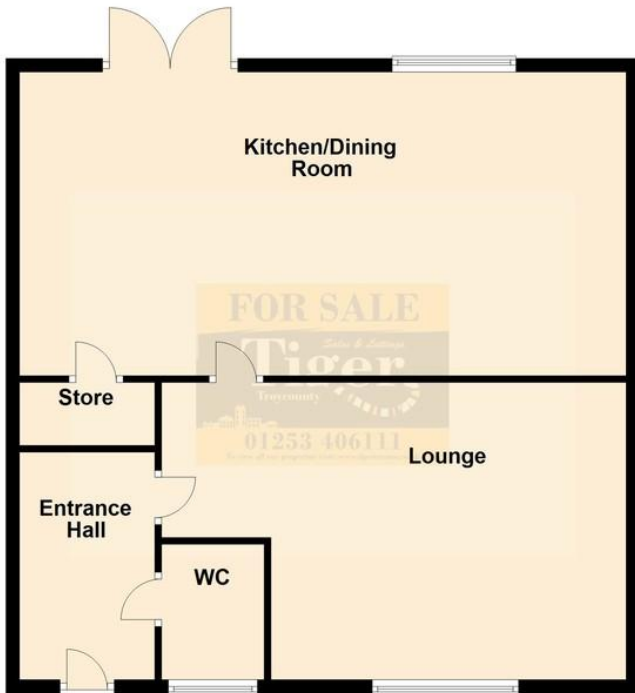
19/06/2023



# 8 Bittern Close, Blackpool

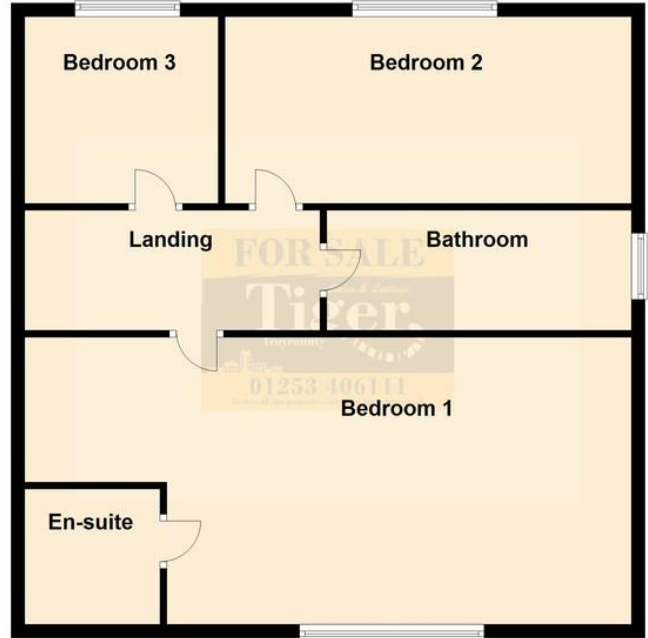
## Ground Floor

Approx. 866.3 sq. feet



## First Floor

Approx. 866.3 sq. feet



Total area: approx. 1732.5 sq. feet