



**13 Ripon Road , , Lytham St. Annes, FY8 4DS**

**Price: £210,000**

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- A 3 Bedroom Semi Detached Family Home
- Double Glazed And Gas Central Heated
- Open Plan Kitchen / Ground Floor Bathroom
- Well Proportioned Rooms
- Close To Local Schools And Supermarkets
- Sold With No Onward Chain Delay
- Ideal First Time Buy
- Viewing Recommended

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# 13 Ripon Road , , Lytham St. Annes

## INTRODUCTION

Tiger Sales are delighted to introduce this 3 bedroom semi detached family home which is positioned in a popular area of Lytham, St Anne's.

Making an ideal first time buy opportunity and sold with no onward chain delay.

Offering well proportioned rooms, an open plan kitchen area, ground floor bathroom, off road parking to the front and a family sized rear garden.



## GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

### APPROXIMATE AGE OF THE PROPERTY

### 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 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.

15/03/2025



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