



41 Longton Road , , Blackpool, FY1 4HW

Price: £199,950

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	66	
(55-68) D		

- Three Bedroom Semi-Detached
- Additional Good Sized Loft Room
- Off Road Parking & Garage
- Walking Distance To Stanley Park
- Downstairs W/C
- Viewing Comes Highly Recommended
- 360 Virtual Tour Available
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41 Longton Road , , Blackpool

Tiger Estates Introduce To The Market This Exceptional Three Bedroom Family Home On Longton Road In Blackpool.

This Spacious Property Comes With Two Reception Rooms, A Modern Fitted Kitchen, A Downstairs W/C, Three Great Sized Bedrooms, A Stunning Fully Tiled Four Piece Bathroom Suite And A Large Converted Loft Room With It's Own Staircase For Access.

Externally There Is A Driveway, A Garage And Low Maintenance Rear Garden.

Ideally Located At The Bottom Of A Quiet No Through Road And Just A Short Walk From The Popular Stanley Park.

Viewing Comes Highly Recommended To Appreciate This Wonderful Family Home.

Call Tiger Estates Today For Your Viewing 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

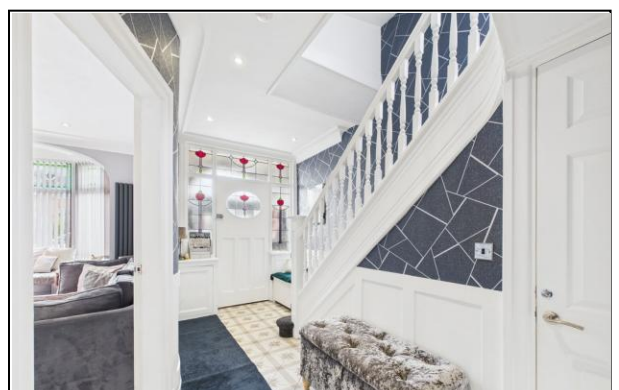
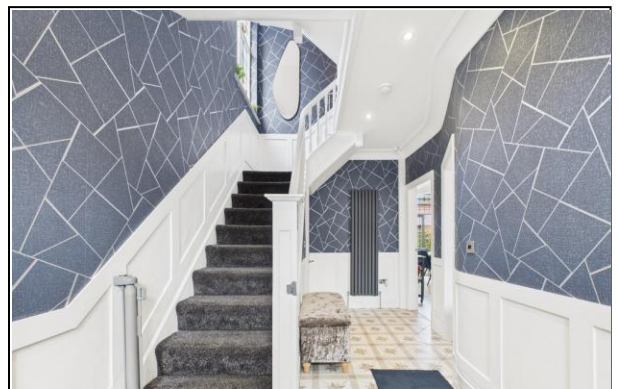
Band "C"

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



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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.

09/07/2025



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