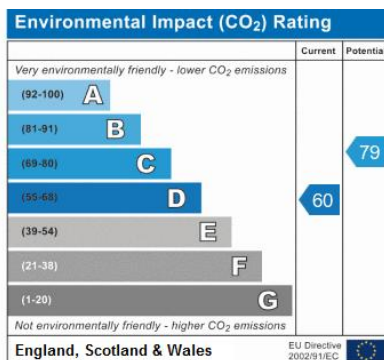
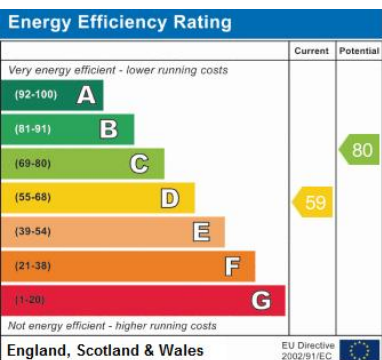




Lancaster Road, Blackpool, FY3 9SR

Price: £95,000



- Three Bedroom Semi Detached House
- Stanley Park Location
- Two Reception Rooms
- Double Glazing, Gas Central Heating
- Off Road Parking
- South Facing Rear Garden
- No Chain Delay

Lancaster Road, Blackpool

ENTRANCE HALL

UPVC double window and door to front elevation, meter cupboard, radiator, fitted carpet, stairs to first floor.

KITCHEN

8' 5" x 6' 2" (2.57m x 1.88m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, plumbing for automatic washing machine, space for fridge/freezer, uPVC double glazed window to rear, vinyl flooring, decorative walls and ceiling, uPVC double glazed door to rear.

LOUNGE

10' 11" x 9' 11" (3.33m x 3.02m)

UPVC double glazed bay window to front, double radiator, fitted carpet, TV point, coving to ceiling, decorative walls and ceiling, feature fireplace, open plan to dining room.

DINING ROOM

12' 11" x 9' 11" (3.94m x 3.02m)

Double radiator, fitted carpet, decorative walls and ceiling, double glazed sliding door to rear.

LANDING

Fitted carpet, double glazed window to side elevation.

BEDROOM 1

10' 11" x 10' 0" (3.33m x 3.05m)

UPVC double glazed bay window to front, built-in wardrobe(s), double radiator, fitted carpet, decorative walls and ceiling.

BEDROOM 2

11' 2" x 10' 1" (3.4m x 3.07m)

Double glazed window to rear, double radiator, fitted carpet, decorative walls and ceiling.

BEDROOM 3

6' 11" x 5' 11" (2.11m x 1.8m)

UPVC double glazed window to front, fitted carpet, decorative walls and ceiling.

WET ROOM

Fitted with three piece suite comprising with independent walk in shower, pedestal wash hand basin and low-level WC, uPVC double glazed window to rear, radiator.

EXTERNALLY

To the rear is a low maintenance south facing garden, not directly overlooked. Paved patio area with side access. To the front is a lawned garden with planted borders and off road parking.



Lancaster Road, Blackpool

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.

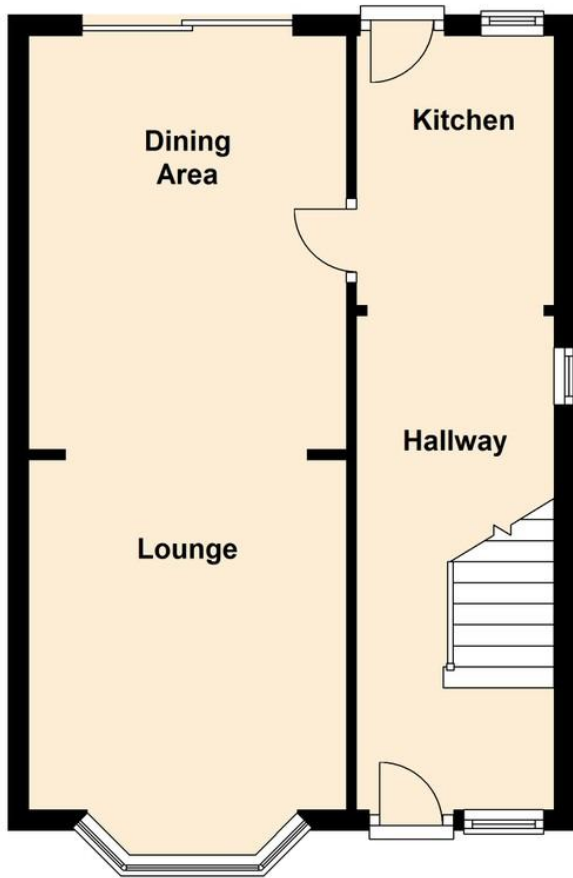
16/12/2016



Lancaster Road, Blackpool

Ground Floor

Approx. 37.1 sq. metres (399.0 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.0 sq. feet)

