



311 St. Annes Road, Blackpool, FY4 2EE

Price: £225,000 'offers over'

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	

- Gas central heating
- Double glazing
- Large living room
- Kitchen/Dining room
- High standard integrated kitchen
- Attractive 4-piece bathroom
- Three car driveway
- Space for a caravan

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FULL DESCRIPTION

This absolutely stunning and show-home-standard three bedroom semi detached house is located in a sought after location close to bus routes, shops, schools and parkland. The home offers off street parking for three cars or a caravan and a van with a garage with electric roller door. The rear garden is beautifully landscaped with lawn and outside sheltered entertaining area. Internally the home is a credit to the present owners with a ground floor WC, two reception rooms with an open plan fully integrated kitchen. To the first floor is a deluxe four piece bathroom and three bedrooms. Internal viewing both essential and pleasurable. BE QUICK TO VIEW! NO CHAIN.

ENTRANCE HALL

Double glazed composite door and windows. Central heating radiator. Built in under stairs storage cupboard.

GROUND FLOOR WC

WC. Hand basin.

LOUNGE

Double glazed bay window. Sliding doors to dining room. Central heating radiator.

KITCHEN/DINING ROOM

Fully integrated kitchen with dishwasher, washing machine, microwave, oven, induction hob and extractor hood. Fitted wall and base units. One and a half bowl sink unit and mixer tap. Double glazed window and french doors to garden.

STAIRS AND LANDING

Spindled staircase and balustrade. Double glazed window.

BEDROOM 1

Double glazed bay window. Central heating radiator.

BEDROOM 2

Double glazed window. Central heating radiator.

BEDROOM 3

Double glazed window. central heating radiator.

FOUR PIECE BATHROOM

Bath with central tap and shower hose. Large shower cubicle with glass screen. WC. Pedestal hand basin. Tiled floor and walls. Ceiling spotlights.

GARDENS

Off street parking for three cars or a caravan and large van.

Side driveway

Beautifully landscaped rear lawn garden with planted borders, patio and sheltered entertaining area.

GARAGE

Power and lighting. Electric roller door.

Broadband

We are advised that the property can obtain broadband.



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Mobile Data

We are advised that you are likely to have mobile phone coverage.

We would suggest that you also make your own enquiries as to mobile data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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

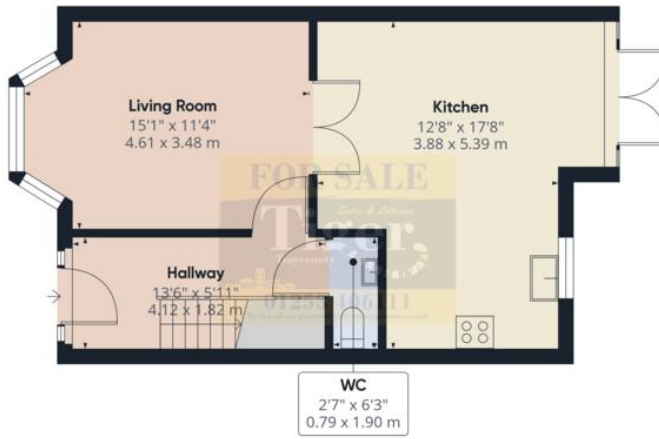
PLEASE NOTE

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05/10/2024



311 St. Annes Road, Blackpool



Ground Floor



Floor 1



Approximate total area¹
953.47 ft²
88.58 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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