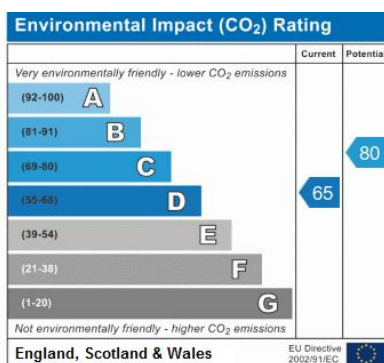
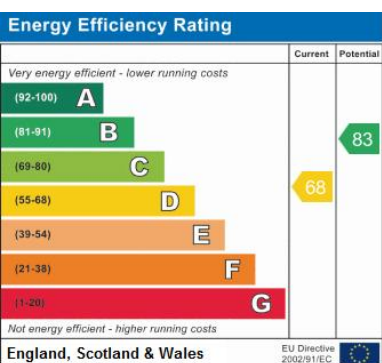




## Newton Place, Blackpool, FY3 7PT

**Price: £110,000**



- Three bedroom house
- Detached garage, off road parking
- Master Bedroom with En-suite
- Ground floor W.C
- Popular residential location
- Close to Blackpool Victoria Hospital
- Projected rental income £7,200 per annum
- NO CHAIN

# Newton Place, Blackpool

## GROUND FLOOR

### ENTRANCE HALL

Fitted carpet, hardwood door to front, door to:

### WC

UPVC double glazed window to front, fitted with two piece suite comprising, pedestal wash hand basin and WC, tiled splashback, fitted carpet

### LOUNGE

12' 9" x 12' (3.89m x 3.66m)

Box window to front, fitted carpet, telephone point, TV point, decorative ceiling with feature beams, coal effect gas fire set in marble surround, stairs, open plan into:

### DINING ROOM

10' 8" x 7' 2" (3.25m x 2.18m)

Fitted carpet, coving to ceiling, uPVC double glazed double door to garden, door to:

### KITCHEN

10' 6" x 8' 9" (3.2m x 2.67m)

Fitted with a matching range of base and eye level units with worktop space over base units, 1+1/2 bowl sink, plumbing for washing machine, vent for tumble dryer, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood, uPVC double glazed window to rear, wooden laminate flooring

## FIRST FLOOR

### LANDING

Fitted carpet, access to loft

### MASTER BEDROOM

12' 5" x 9' 10" (3.78m x 3m)

UPVC double glazed window to front, fitted carpet, TV point, open plan into:

### ENSUITE

Shower and wash hand basin, uPVC frosted double glazed window to front, fitted carpet

### BEDROOM 2

9' 5" x 8' (2.87m x 2.44m)

UPVC double glazed window to rear, fitted carpet, TV point

### BEDROOM 3

7' 1" x 6' 4" (2.16m x 1.93m)

UPVC double glazed window to rear, fitted carpet, TV point

### BATHROOM

6' 7" x 6' 8" (2.01m x 2.03m)

Fitted with three piece suite comprising bath, pedestal wash hand basin and WC, tiled surround, uPVC frosted double glazed window to side, vinyl flooring

### EXTERNAL

To the front, front garden with various plants, driveway to the side leading to garage. Enclosed mature rear garden with various plants and trees, timber, decking and area with steps down to sunken lawn grassed area



# Newton Place, Blackpool

## GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

Rear garden is 10m in depth with timber decking area and lawn. Property is on a really nice quiet cul-de-sac and close to local amenities, pubs, transport links and Blackpool Victoria Hospital.

## APPROXIMATE AGE OF THE PROPERTY

1980s to 1990s

## 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
<b>C</b>	<b>£1472.62</b>	<b>£1560.93</b>	<b>£1624.21</b>
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

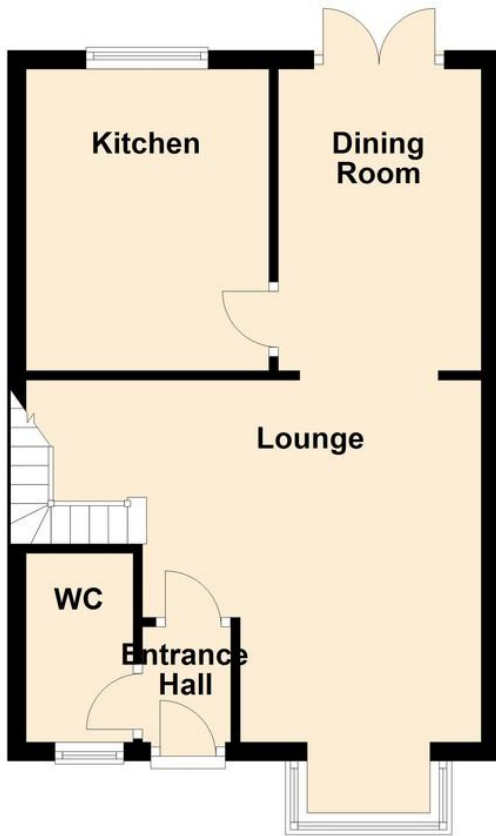
These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection 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.



# Newton Place, Blackpool

## Ground Floor

Approx. 36.1 sq. metres (389.1 sq. feet)



## First Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



15 Newton Place, Blackpool