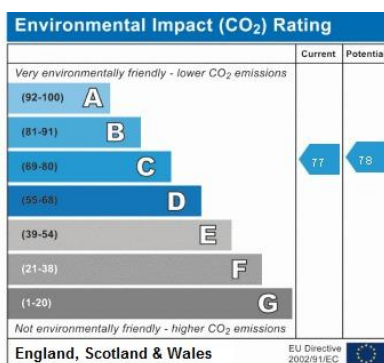
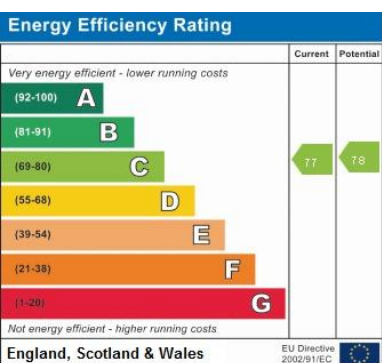




1 Gloucester Avenue, Blackpool, FY1 4EH

Price: £88,000



- Gas central heating
- Double glazing
- Large living room
- Requires modernisation
- Sought after location
- No Chain!
- En-Suite Master Bedroom
- Priced to sell

1 Gloucester Avenue, Blackpool

FULL DESCRIPTION

This spacious and superbly located two double bedroom second floor purpose built apartment is situated close to bus routes, shops, schools, local amenities and the nearby Stanley Park. The home requires modernizing throughout and has been priced accordingly. A large living room, en suite to master bedroom and a large family bathroom. The property has a lift and also communal parking and gardens. NO CHAIN!

ENTRANCE HALL

19' 8" x 9' 4" (6m x 2.85m)

L-shaped. Two built in storage cupboards. Intercom. Central heating radiator.

LOUNGE/DINER

18' 10" x 10' 2" (5.76m x 3.10m)

Two double glazed windows. Two central heating radiators.

KITCHEN

9' 4" x 7' 1" (2.85m x 2.18m)

Fitted wall and base units. Double glazed window. One and a half bowl stainless steel sink unit and mixer tap. Part tiled. Plumbed for washing machine. Plumbed for dishwasher.

BEDROOM 1

14' 9" x 10' 4" (4.50m x 3.15m)

Double glazed windows. Central heating radiator. Fitted wardrobes.

ENSUITE WET ROOM

Shower area. Hand basin. WC. Central heating radiator. Double glazed window. Fully tiled. Extractor fan.

BEDROOM 2

12' 6" x 7' 6" (3.83m x 2.30m)

Double glazed window. Central heating radiator.

GARDENS AND PARKING

All communal.

TENURE

The property is **Leasehold**

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



1 Gloucester Avenue, Blackpool

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.

09/11/2023



1 Gloucester Avenue, Blackpool

Ground Floor

