



Carr Bridge Residential Park , , Blackpool, FY4 5RJ

Price: £99,950

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- A Well Proportioned 2 Bedroom Park Home
- *** Over 55's Only ***
- Spacious Living / Dining Area
- Modern Kitchen & Bathroom
- Well Looked After Internally & Externally
- Sold With No Onward Chain Delay
- Viewing Recommended
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INTRODUCTION

Tiger Sales are delighted to introduce this attractively priced two bedroom park home. Boasting close proximity to a host of local amenities and attractions, plus some wonderful nearby countryside trails and surrounding coastal villages. Offering to the market with no onward chain delay and in great order throughout. To book your appointment call our local team today !!!

The property briefly comprises of a spacious lounge / dining area with double glazed windows, fire with feature surround, room for dining table and door leading to kitchen.

The kitchen has a range of matching wall and base units with complementary work surfaces, integrated stainless steel single oven with four ring gas hob. stainless steel sink with mixer tap, space and plumbing for a washing machine, double glazed window, wall mounted combination boiler and storage cupboard.

There are 2 bedrooms with fitted carpet, ceiling light and fitted wardrobes.

The stylish bathroom suite has a generous sized shower with glass enclosure, low flush WC, pedestal wash hand basin, double glazed window to side elevation.

Externally there is low maintenance flagging, bin store area and some raised beds with a range of plants and shrubs.

Site Fee's - £136.34 - Per Month

Council Tax Band - A - £120.00 Per Month

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

TENURE

The property is **Freehold**

COUNCIL TAX

Band ""

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



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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.

17/01/2024



Ground Floor

