



**6 Stadium Avenue , , Blackpool, FY4 3QB**

**Price: £140,000**

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- A Three Bedroom Semi Detached Family Home
- Double Glazed And Gas Central Heated
- Spacious Living Area
- Open Plan Kitchen / Dining Area
- Close To Local Schools And Supermarkets
- Sold With No Onward Chain Delay
- Ideal First Time Buy
- Council Tax Band - C

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# 6 Stadium Avenue , , Blackpool

## INTRODUCTION

Tiger Sales are thrilled to present this charming 3-bedroom semi-detached family home, located in a highly desirable area of South Shore. Offering a fantastic opportunity to create your ideal home, this property has the potential for a resale value of approximately £200,000, making it a great chance to invest and transform a house into your dream space.

As you enter the property, you are greeted by a spacious living area that provides plenty of natural light, offering a comfortable space for family relaxation or entertaining guests. Following on from the living room is an open-plan kitchen and dining room, an ideal setting for family meals and gatherings. The kitchen offers a functional layout with plenty of room for potential upgrades and modernization, making it easy to tailor the space to your preferences. At the rear of the property, you'll find a sunroom that, while in need of some updating, has the potential to become a stunning space with investment. This room provides a seamless connection to the west-facing garden, offering a fantastic outdoor space to enjoy, especially with some development.

Upstairs, the first floor features three well-sized bedrooms. Two of the bedrooms are generous double rooms, both of which are equipped with fitted wardrobes, offering ample storage. The third bedroom, while smaller, is still a comfortable space that could serve as a child's room, office, or guest bedroom. Completing the first floor is a three-piece family bathroom, which includes a bath, toilet, and washbasin. While functional, the bathroom could be modernized to suit your style.

Externally, the property boasts a lovely west-facing garden at the rear, with a range of planted shrubs that offer both privacy and natural beauty. This garden provides a spacious area for outdoor relaxation, gardening, or entertaining. The front of the house features a side driveway that leads to a detached garage with an electric door, adding both convenience and security. The driveway offers off-road parking, which is a highly sought-after feature in this area.

The property is sold with no onward chain delay, ensuring a smooth and efficient transaction for any prospective buyer. With its fantastic location, great potential, and ample space for improvement, this property is a wonderful opportunity to create a perfect family home.

## GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

### APPROXIMATE AGE OF THE PROPERTY

### TENURE

The property is **Freehold**



## 6 Stadium Avenue, , Blackpool

### 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

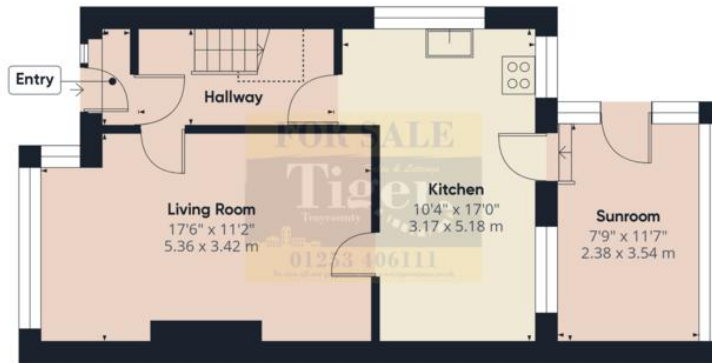
These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection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

28/05/2025

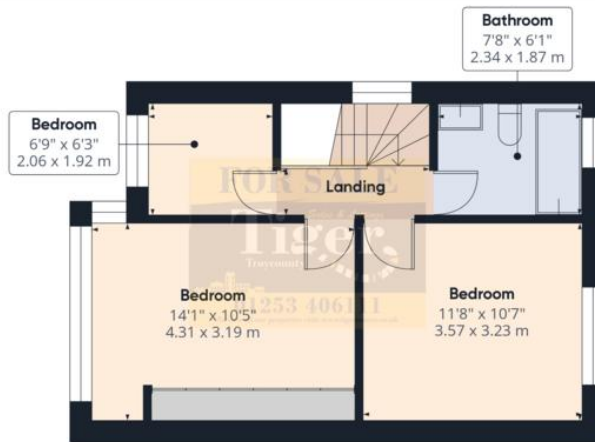




# 6 Stadium Avenue, , Blackpool



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

891.67 ft<sup>2</sup>  
82.84 m<sup>2</sup>

**Reduced headroom**

8.63 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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