



109 Warbreck Hill Road , , Blackpool, FY2 9UJ

Price: £230,000

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- Three Bedroom Detached Bungalow
- Large Driveway And Detached Garage
- Popular Location Close To The Seafront
- Private Low Maintenance Rear Garden
- No Onward Chain Delay
- 360 Virtual Tour Available
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Tiger Estates Introduce To The Market This Spacious Three Bedroom Detached Bungalow On The Popular Warbreck Hill Road In Blackpool.

This Attractive True Bungalow Has A Great Sized Reception Room, Three Double Bedrooms Two Of Which Have Build In Wardrobes, A Modern Fully Tiled Four Piece Bathroom And A Family Kitchen.

Externally There Is A Private Low Maintenance Rear Garden, A Large Driveway, A Detached Garage With Remote Controlled Roller Up And Over Door.

Ideally Located Just A Short Walk From The Ever Popular Blackpool Seafront With Excellent Transport Links Nearby.

For Your Viewing Call Tiger Estates Today Or Visit Our 360 Virtual Tour For A Closer Look.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

TENURE

The property is **Freehold**

COUNCIL TAX

Band "D"

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



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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.

05/04/2025



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