



7 Kensington Road, Blackpool, FY3 9DU

Price: £129,950

EPC TO FOLLOW.

- Fully Refurbished Three Bedroom Semi Detached House
- Lounge, Stylish Fitted Kitchen & Bathroom
- South Facing Rear Garden
- Excellent Potential for Loft Conversion
- No Chain Delay
- Walking Distance to Stanley Park

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INTRODUCTION

Tiger Sales are happy to welcome to the market this stunning three-bedroom family house situated in the sought after Stanley Park area. It briefly comprises; Entrance hall, lounge, ground floor W/C, stunning fully fitted kitchen & dining area, modern bathroom suite, double glazing, gas central heating, west facing rear garden. It is sold with no chain delay and viewing comes highly recommended.

ENTRANCE VESTIBULE

Double glazed composite door to front, laminate flooring, door to hallway.

HALL

Radiator, laminate flooring, decorative walls and ceiling, stairs to first floor.

WC

Laminate flooring, low-flush WC, wash hand basin.

LOUNGE

11' 11" x 11' 03" (3.63m x 3.43m)

UPVC double glazed bay window to front, radiator, laminate flooring, decorative walls and ceiling, feature fireplace.

KITCHEN

11' 03" x 9' 10" (3.43m x 3m)

Fitted with a matching range of modern base and eye level units with worktop space over with under lighting, drawers and cornice trims, ceramic sink unit with mixer tap, plumbing for a automatic washing machine, space for fridge/freezer, built-in oven, built-in gas hob with extractor hood over, laminate flooring, decorative walls and ceiling with feature exposed brick wall, open plan to dining room, uPVC double glazed double doors to side.

DINING ROOM

15' 06" x 11' 10" (4.72m x 3.61m)

UPVC double glazed bay window to rear, double radiator, laminate flooring, decorative walls and ceiling with feature exposed brick wall. Feature fireplace.

LANDING

Carpeted flooring, radiator and staircase to loft room.

BEDROOM 1

15' 6" x 11' 10" (4.72m x 3.61m)

UPVC double glazed window to front, uPVC double glazed bay window to front, radiator, fitted carpet, decorative walls and ceiling, TV point.

BEDROOM 2

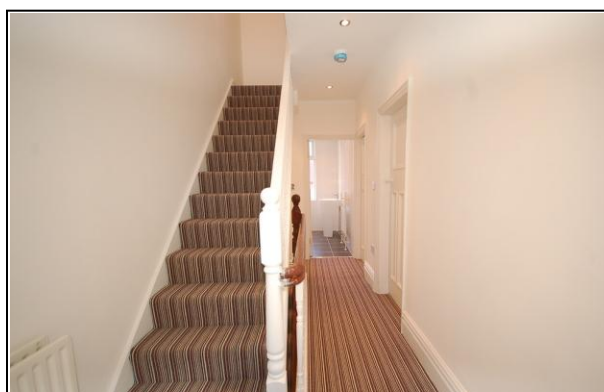
11' 11" x 9' 04" (3.63m x 2.84m)

UPVC double glazed window to rear, radiator, fitted carpet, decorative walls and ceiling.

BEDROOM 3

9' 05" x 9' 03" (2.87m x 2.82m)

UPVC double glazed window to rear, radiator, fitted carpet, decorative walls and ceiling.



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BATHROOM

7'08" x 5' 11" (2.34m x 1.80m)

Fitted with a white three-piece suite comprising deep panelled bath with shower over, wash hand basin and low-level WC, uPVC double glazed window to rear, tiled flooring, full height tiled walls, decorative ceiling.

LOFT ROOM

Staircase leading to second floor giving access to a spacious loft room with great potential to convert, Velux style window.

EXTERNALLY

South facing gravelled rear garden with gated access to side and gravelled garden with planted borders to front.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

1930's

TENURE

The property is **Freehold**

COUNCIL TAX

Band "B"

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 2012/13	Council Tax 2013/14	Council Tax 2014/15
A	£1013.11	£1015.05	£1017.07
B	£1181.97	£1184.22	£1186.59
C	£1350.82	£1353.40	£1356.10
D	£1519.67	£1522.57	£1525.61
E	£1857.37	£1860.92	£1864.63
F	£2195.08	£2199.27	£2203.66
G	£2532.78	£2537.62	£2542.68
H	£3039.34	£3045.14	£3051.22

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.

26/02/2016



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