



30 Dewhurst Avenue , Blackpool, FY4 3EL, FY4 3EL

Price: £148,500

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- A Well Presented Three Bedroom Family Home
- Double Glazed And Gas Central Heated
- Two Reception Rooms
- Three Piece Bathroom Suite
- Close To Local Schools And Supermarkets
- Off Road Parking To Front
- Family Size Rear Garden & Garage
- Ideal First Time Buy

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INTRODUCTION

Tiger Sales are delighted to introduce this 3 bedroom family home which is set in a very popular area of South Shore and lends itself close to many local amenities such as schools, shops and bus routes. Offering well proportioned rooms, a stylish three piece shower room, off road parking to the front, family garden to the rear along with garage. Ideal first time buy home.

On entrance to the property there is a hallway with stairs leading to the first floor landing and doors to all ground floor rooms. The ground floor has two good size reception areas with the rear reception being open to the kitchen area, wall mounted combination boiler, access to rear garden.

The first floor briefly comprises of three bedrooms all with double glazed windows and ceiling lights. A stylish three piece shower room with double glazed window to rear elevation.

Externally there is a low maintenance family sized garden to rear with fenced enclosure and gated access to rear and side. A full size single garage with electric and power. Brick built outbuilding currently uses as a utility area. The front has been block paved, dropped kerb allowing off road parking for two vehicles.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

1930's

TENURE

The property is **Freehold**

COUNCIL TAX

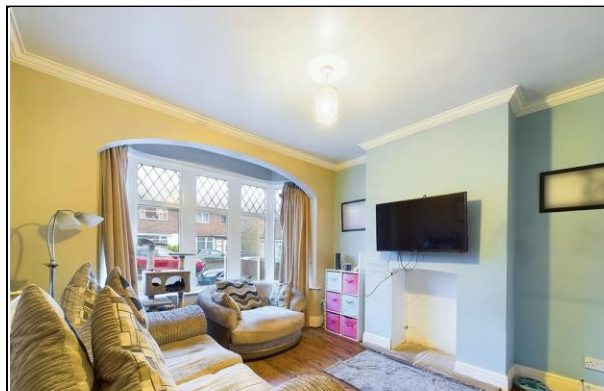
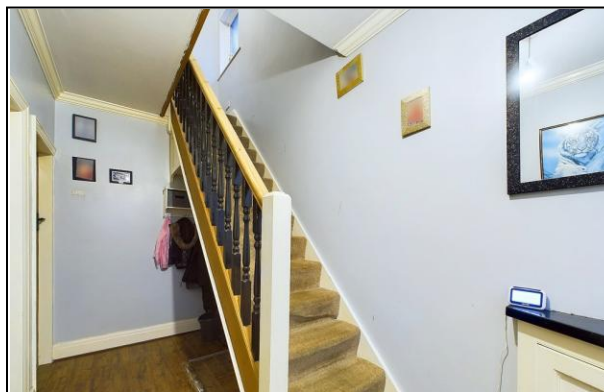
Band "B"

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 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



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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.

06/12/2024



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