



Abbey Road, Blackpool, FY4 2PY

Price: £124,950

EPC PENDING

- Immaculate Three Bedroom Semi Detached House
- Double Glazed And Gas Central Heated
- Modern Kitchen And Bathroom Suite
- Two Receptions And Downstairs WC
- Large Garden To Rear And Garage
- Close To Local Shops And Schools
- Viewing Highly Recommended

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Abbey Road, Blackpool

ENTRANCE HALL

On entrance to the property there is a UPVC double glazed door leading into hallway. Stairs to the first floor. Meter cupboards. Door leading to under stairs with toilet and sink.

LOUNGE

14' 63" x 11' 13" (5.87m x 3.68m)

A double glazed bay window to front elevation. Decorative coved ceiling. Radiator. Fire with wood feature surround. Television point. Two wall lights. Ceiling light.



DINING ROOM

12' 71" x 11' 20" (5.46m x 3.86m)

A spacious dining room with double glazed french doors opening out onto the rear garden. Decorative coved ceiling. Television point. Open to.



KITCHEN

16' 38" x 7' 35" (5.84m x 3.02m)

A modern kitchen with a range of base units. Integrated built under double oven. Four ring gas hob with over head extractor. Radiator. Sink. Storage units. Spotlights to ceiling. Double glazed window to rear and side elevation. Double glazed door to rear garden.



LANDING

Double glazed window to side elevation. Loft access with pull down ladder. Loft is part boarding with light. Brilliant storage space.

BEDROOM ONE

11' 95" x 10' 66" (5.77m x 4.72m)

A double glazed window to front elevation. Television point. Radiator. Carpeted flooring.



BEDROOM TWO

12' 75" x 10' 65" (5.56m x 4.7m)

A double glazed window to rear elevation. Range of fitted and stylish wardrobes. Radiator. Television point.

BEDROOM THREE

8' 87" x 6' 07" (4.65m x 2.01m)

A double glazed window to front elevation. Radiator. Carpeted flooring.

BATHROOM

6' 62" x 5' 92" (3.4m x 3.86m)

A modern and stylish three piece bathroom suite comprising of a P shaped panelled bath with combined over head shower. Pedestal wash hand basin. Low flush WC. Tiled from floor to ceiling. Double glazed window to rear elevation.



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EXTERNALLY

To the rear a fantastic sized garden which has laid to lawn grass. Gravelled area with borders of plants and shrubs. Decked area. Single garage with manual up and over door. Gated access to side.

The front has a wall enclosure with gated access. Low maintenance. Flagged area.

***** A FANTASTIC FIRST TIME BUY OPPORTUNITY , AND A GREAT LOCATION FOR LOCAL SCHOOLS AND SHOPS *****

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

1930's

TENURE

The property is **Freehold**

COUNCIL TAX

Band "B"

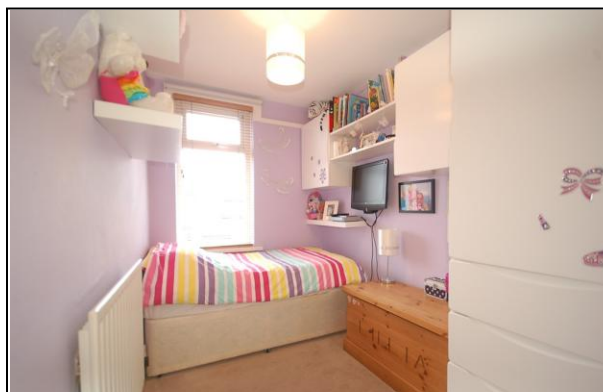
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

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.

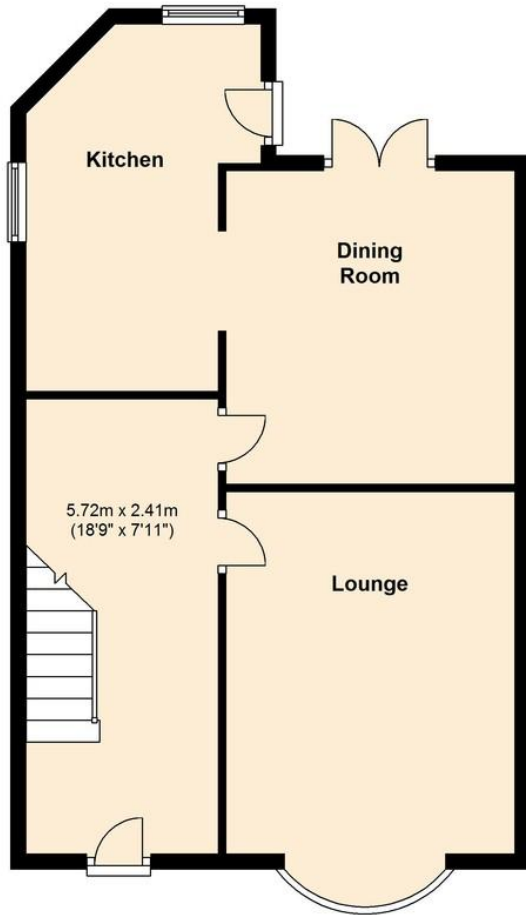
01/07/2016



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Ground Floor

Approx. 59.9 sq. metres (644.6 sq. feet)



First Floor

Approx. 52.7 sq. metres (567.4 sq. feet)

