



95 Abbey Road, South Shore, Blackpool, FY4 2PY

Price: £99,950

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	73
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		

- Well Presented Mid Terraced House
- Lounge, Dining Kitchen, Utility
- 2 Bedrooms
- 3 Piece Family Bathroom
- Upvc Double Glazing, Gas Central Heating
- Enclosed Rear Garden
- No Chain

95 Abbey Road, South Shore, Blackpool

GROUND FLOOR

ENTRANCE HALL

PVCu Double Glazed Entrance door, Stairs to first floor landing

LOUNGE

12' 6" x 13' 3" (3.81m x 4.04m)

PVCu double glazed window to front, decorative open fire set in feature surround, radiator

KITCHEN

9' 5" x 11' 4" (2.87m x 3.45m)

Fitted with a matching range of base and eye level units with round edged worktops, 1½ bowl stainless steel sink with mixer tap with tiled splashbacks, built-in electric oven, built-in four ring gas hob with extractor hood over, PVCu double glazed window to rear, radiator, PVCu double glazed door to garden

UTILITY ROOM

plumbing for washing machine and dishwasher with round edged worktop over, space for fridge/freezer, PVCu obscure double glazed window to rear, radiator

FIRST FLOOR LANDING

Access to part boarded insulated loft

BEDROOM 1

15' 7" into recess x 13' 4" into recess (4.75m x 4.06m)

Two PVCu double glazed windows to front, original fireplace set in chimney breast, radiator

BEDROOM 2

9' 6" x 7' 7" (2.9m x 2.31m)

PVCu double glazed window to rear, radiator

BATHROOM

9' 5" x 7' 8" (2.87m x 2.34m)

Fitted with three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low-level WC, full height tiling to all walls, PVCu obscure double glazed window to rear, radiator

OUTSIDE

34' West Facing Enclosed Rear Garden, Garage to rear



95 Abbey Road, South Shore, Blackpool

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

TENURE

The property is **Freehold**

COUNCIL TAX

Band "A"



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

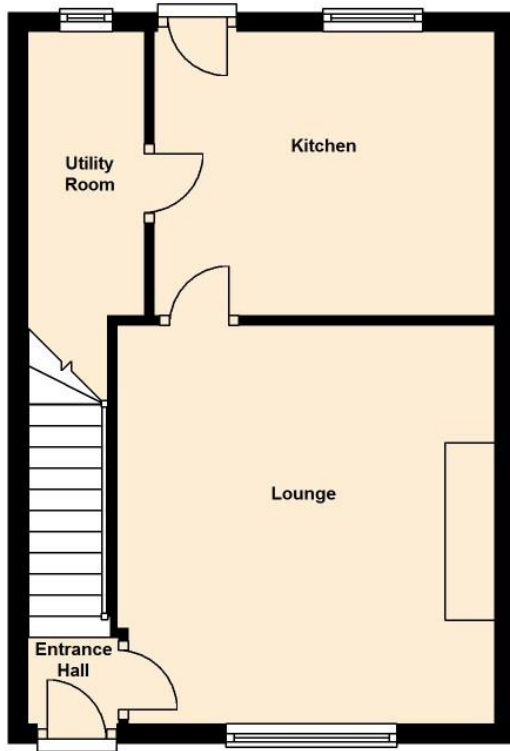
These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Troycountry or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection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

18/09/2014

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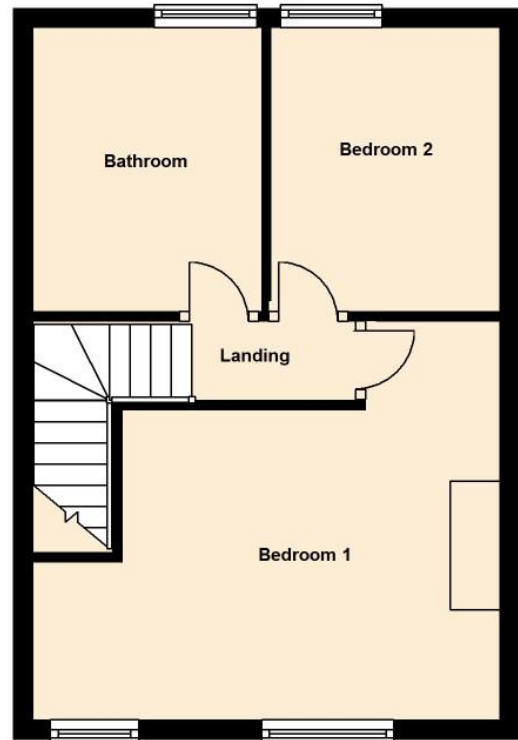
Ground Floor

Approx. 32.2 sq. metres (346.4 sq. feet)



First Floor

Approx. 31.8 sq. metres (341.8 sq. feet)



Total area: approx. 63.9 sq. metres (688.2 sq. feet)

56 Highfield Road, South Shore, Blackpool, Lancashire, FY4 2JA

Phone: 01253 406111 Fax: 01253 406119

Email: info@tigertroycounty.co.uk Website: www.tigerestates.co.uk