



354 Hawes Side Lane, Blackpool, FY4 5AL

Price: £123,000

- 3 Bedroom Semi-Detached House
- Ideal for First Time Buyers
- Popular Residential Location
- 2 Reception Rooms
- Modern Kitchen and Bathroom
- Gardens to Front and Rear

354 Hawes Side Lane, Blackpool

GROUND FLOOR

LOUNGE

12' 4" x 11' 2" (3.76m x 3.4m)

uPVC double glazed bay window to front, fitted carpet, radiator, decorative walls, decorative cornice style ceiling, electric wall mounted fire, double doors to:



DINING ROOM

12' 11" x 11' 2" (3.94m x 3.4m)

uPVC double glazed patio doors to the rear, fitted carpet, radiator, decorative walls, decorative ceiling, electric wall mounted fire, open archway to:



KITCHEN

8' 9" x 5' 3" (2.67m x 1.6m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, fitted electric oven, built-in four ring hob with extractor hood over, plumbing for washing machine, space for fridge freezer, vinyl flooring, decorative walls and tiled splashback, uPVC Double glazed window to rear.



FIRST FLOOR

BEDROOM 1

12' 5" x 10' 4" (3.78m x 3.15m)

uPVC double glazed window to front, radiator, fitted carpet, decorative walls, decorative ceiling.

BEDROOM 2

12' 11" x 10' 4" (3.94m x 3.15m)

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

BEDROOM 3

8' 4" x 6' 1" (2.54m x 1.85m)

uPVC double glazed window to front, radiator, fitted carpet, decorative walls, decorative ceiling.



BATHROOM

6' 10" x 6' 1" (2.08m x 1.85m)

Fitted with three piece suite comprising bath with shower over, wash hand basin and WC, uPVC frosted double glazed window to rear, vinyl flooring, tiled walls, decorative ceiling.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

1930's

TENURE

The property is **Freehold**



354 Hawes Side Lane, Blackpool

COUNCIL TAX Band "B"

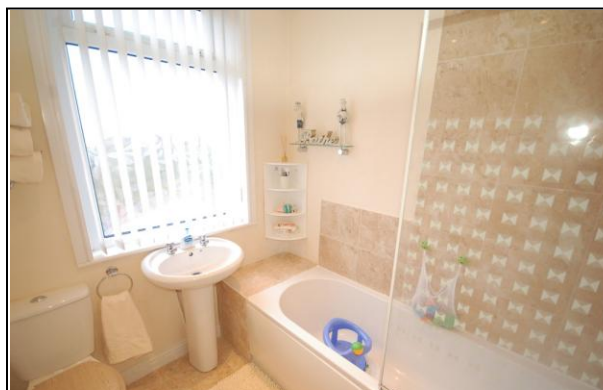
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

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.

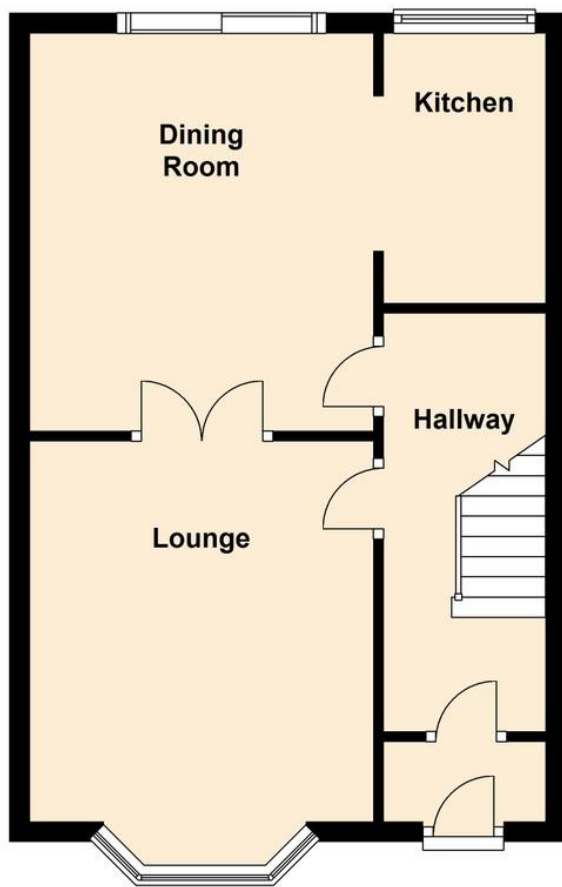
16/01/2016



354 Hawes Side Lane, Blackpool

Ground Floor

Approx. 40.0 sq. metres (430.7 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.8 sq. feet)

