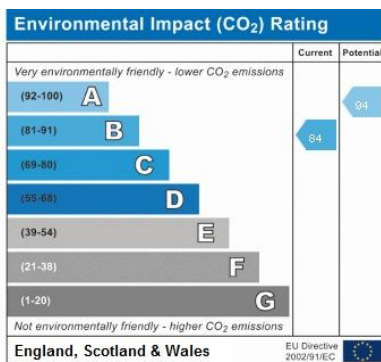
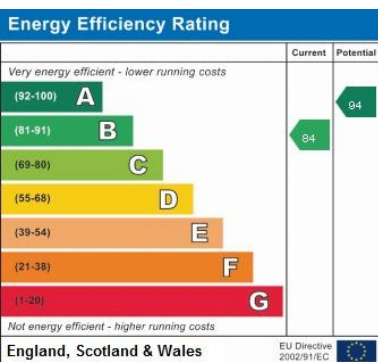




25 Orchid Way, Blackpool, FY4 5QB

Price: £310,000



- Gas central heating and double glazing
- Spacious living accommodation
- Separate Utility Room
- High standard integrated kitchen
- En suite to master bedroom
- Attractive bathroom
- Sought after residential location
- Situated in a cul de sac

Address:
84

25 Orchid Way, Blackpool

FULL DESCRIPTION

This stunning and superbly located four bedroom executive detached residence is one of the largest houses on this well maintained and sought after development. The home offers good sized rooms with a large lounge, office, fantastic fully integrated kitchen/dining room, utility room and ground floor WC. The first floor provides four spacious bedrooms, master en suite and family bathroom. To the exterior are lawn gardens to the front, side and rear with a brick garage and two car driveway.

ENTRANCE HALL

Laminate floor. Double glazed door and window. Alarm system. Central heating radiator. Built in storage cupboard.

GROUND FLOOR WC

WC. Double glazed window. Central heating radiator. Laminate floor. Pedestal hand basin.

LOUNGE

15' 3" x 12' 0" (4.65m x 3.67m)

Central heating radiator. Double glazed bay window and side window. French doors to dining room.

KITCHEN/DINING ROOM

28' 3" x 8' 11" (8.62m x 2.74m)

Fitted wall and base units. Double glazed french doors to garden. Central heating radiator. Two double glazed windows. Integrated oven, microwave, dishwasher, hob and extractor hood.

UTILITY ROOM

8' 7" x 8' 2" (2.63m x 2.50m)

Fitted wall and base units. Laminate floor. Central heating radiator.

OFFICE

8' 10" x 8' 3" (2.71m x 2.53m)

Double glazed window. Central heating radiator. Laminate floor.

STAIRS AND LANDING

Double glazed window. Central heating radiator. Spindled staircase and balustrade. Loft access.

BEDROOM 1

13' 1" x 12' 2" (4.00m x 3.72m)

Two double glazed windows. Central heating radiator. Fitted wardrobe.

ENSUITE

Shower cubicle. WC. Vanity hand basin. Double glazed window. Chrome ladder style central heating radiator. Fully tiled walls and floor. Extractor fan.

BEDROOM 2

12' 7" x 8' 11" (3.84m x 2.74m)

Double glazed window. Central heating radiator.

BEDROOM 3

9' 2" x 8' 1" (2.80m x 2.48m)

Double glazed window. Central heating radiator.



25 Orchid Way, Blackpool

BEDROOM 4

8' 11" x 7' 1" (2.72m x 2.17m)

Double glazed window. Central heating radiator.

BATHROOM

Bath. WC. Vanity hand basin. Central heating radiator. Part tiled. Tiled floor. Mixer shower hose over bath. Extractor fan.

GARDENS

Lawn gardens to the front, side and rear.

GARAGE

Brick garage and two car driveway.

TENURE

The property is **Freehold**

COUNCIL TAX

Band "E"

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 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.

25/09/2023



25 Orchid Way, Blackpool

Ground Floor



First Floor

