



**19 Belvere Avenue , , Blackpool, FY4 2LN**

**Price: £175,000**

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- A Lovely Three Bedroom Semi Detached Family Home
- Double Glazed And Gas Central Heated
- Two Reception Rooms
- Modern Bathroom Suite
- South Facing Rear Garden
- Off Road Parking & Garage
- Close For Local Schools
- Ideal First Time Buy

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# 19 Belvere Avenue , , Blackpool

## INTRODUCTION

Tiger Sales are delighted to introduce this lovely three bedroom semi detached family home which is positioned in a sought after area of South Shore.

Handy for local schools, shops and supermarkets. Ideal for a wide range of buyers including first / second time and clients looking to downsize. Well proportioned rooms, south facing rear garden, off road parking and garage.

To the ground floor the property briefly comprises of hallway with under stair storage, meter cupboard, stairs to the first floor landing and doors to ground floor rooms. Spacious main lounge with a double glazed bay window to front elevation, television point, fitted carpet. The dining area has room for table and chairs along with French Doors leading to the rear garden.

Kitchen is fitted with a range of wall and base units, integrated stainless steel single oven with electric ceramic hob and overhead extractor, room for freestanding appliances, double glazed window to rear elevation and door to side driveway.

The first floor has two double bedrooms along with a further single bedroom, a three piece bathroom suite with panelled bath and combined overhead shower, glass screen, wash hand basin set in vanity unit and separate WC.

To the rear there is a low maintenance south facing garden with a fenced enclosure and artificial turf, secure side access to driveway and garage. The front provides off road parking with a wall enclosure and side driveway.

For more information get in touch.

## GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

### APPROXIMATE AGE OF THE PROPERTY

### TENURE

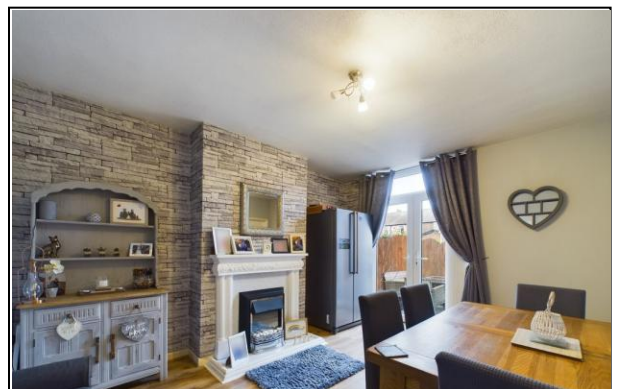
The property is **Freehold**

### COUNCIL TAX

Band ""

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



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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.

02/02/2024



# 19 Belvere Avenue, , Blackpool



Approximate total area<sup>11</sup>  
499.66 ft<sup>2</sup>  
46.42 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Ground Floor