



**19 Roxburgh Road , , Blackpool, FY4 5NU**

**Price: £229,950**

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- A Three Bedroom Detached Family Home
- Double Glazed And Gas Central Heated
- Separate Utility Area & Conservatory
- Ensuite Master Bedroom
- Family Size Garden To Rear
- Sold With No Onward Chain Delay
- Off Road Parking & Garage
- Sought After Area

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# 19 Roxburgh Road , , Blackpool

## INTRODUCTION

Tiger Sales are proud to showcase this 3 bedroom detached property which is set in a very sought after area of South Shore. Located just off Midgeland Road it would make an ideal long term family home.

Offering good room sizes, a separate utility area, off road parking with garage, ensuite master bedroom, conservatory to the rear and sold with no onward chain delay.

To the ground floor the property briefly comprises of entrance hall with stairs to the first floor landing, good size storage cupboard with potential for downstairs WC. Door to a great size living / dining area with double glazed window to front elevation, storage cupboard and sliding doors to the conservatory.

Conservatory has double glazed windows and French doors leading out the the rear garden.

The kitchen consists of matching wall and base units with work surfaces, integrated single oven with integrated gas hob and overhead extractor, stainless steel sink with mixer tap and double glazed window overlooking the garden.

Separate utility area with wall mounted boiler, space for freestanding appliances, door to rear garden and door to garage.

The first floor has a three bedrooms along with a three piece shower room to master bedroom. There is a family bathroom comprising of bath, wash hand basin and toilet.

To the rear there is a good size garden with a fenced enclosure, secure side access, and a fenced enclosure. The front is low maintenance had provides off road parking.

## GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

### APPROXIMATE AGE OF THE PROPERTY

### TENURE

The property is **Leasehold**

### 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



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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

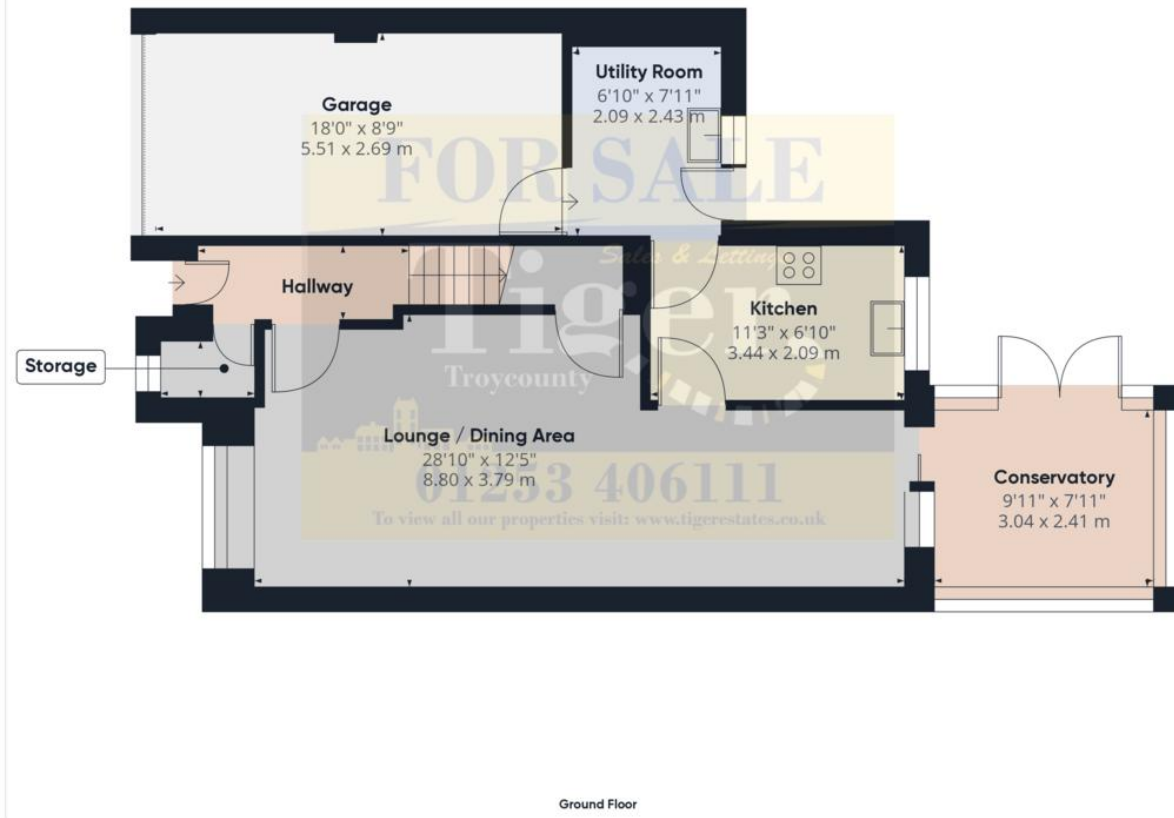
## PLEASE NOTE

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.

03/06/2024



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Approximate total area<sup>(1)</sup>  
777.18 ft<sup>2</sup>  
72.2 m<sup>2</sup>

(1) 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.

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