



27 Ayrton Avenue, Blackpool, FY4 2BW

Price: £225,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	

- Gas central heating
- Double glazing
- Large living room
- Two Reception Rooms
- Wet Room
- Gardens to front and rear
- Located close to local amenities
- Schools nearby

27 Ayrton Avenue, Blackpool

FULL DESCRIPTION

This very well located four bedroom family sized semi detached home comprises a large entrance hall, lounge, dining room, fitted kitchen, four good sized bedrooms and a modern wet room. The home is warmed by gas central heating and double glazing. There are gravel and flagged gardens to the front and rear with a driveway leading to a brick garage. Internal viewing essential!

ENTRANCE VESTIBULE

Double glazed door and window.

LARGE ENTRANCE HALL

Laminate floor. Double glazed window. Central heating radiator.

LOUNGE

Double glazed window. Central heating radiator.

GROUND FLOOR WC

WC. Vanity hand basin. Double glazed window.

DINING ROOM

Double glazed patio doors. Laminate floor. Central heating radiator.

KITCHEN

Fitted wall and base units. Tiled floor. Double glazed door and window. Sink unit and mixer tap. Integrated fridge and freezer.

STAIRS AND LANDING

Spindled staircase.

BEDROOM 1

Double glazed window. Central heating radiator.

BEDROOM 2

Double glazed window. Central heating radiator.

BEDROOM 3

Double glazed window. Central heating radiator.

BEDROOM 4

Double glazed window. Central heating radiator.

WET ROOM

Shower area. Chrome ladder style radiator. Hand basin. Double glazed window. Part tiled. Extractor fan. Spotlights.

GARDENS

Gravel to front and flagged to rear.

Driveway to side.

GARAGE

Brick built. Power and lighting. Plumbed for washing machine. Up and over door.

Broadband

We are advised that the property can obtain broadband.

Mobile Data



27 Ayrton Avenue, Blackpool

We are advised that you are likely to have mobile phone coverage.

We would suggest that you also make your own enquiries as to mobile data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

TENURE

The property is **Freehold**

COUNCIL TAX

Band "D"

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

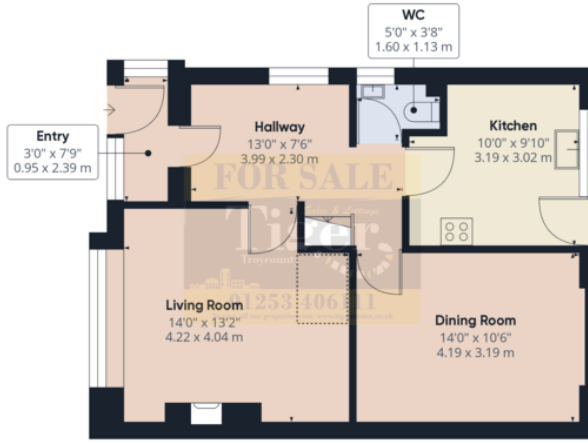
PLEASE NOTE

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.

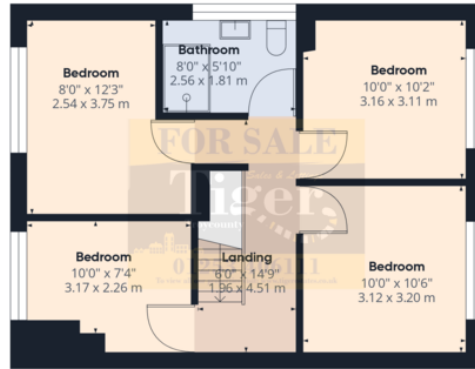
18/07/2024



27 Ayrton Avenue, Blackpool



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1107.39 ft²
102.88 m²

Reduced headroom

12.59 ft²
1.17 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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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