



157 Marsden Road , , Blackpool, FY4 3DT

Price: £97,950

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C	72	
(55-68)	D		

- Gas central heating
- Double glazing
- Large living room
- Kitchen/Dining room
- Convenient location
- Gardens to front and rear
- Off street parking
- Approximately 40' rear garden

157 Marsden Road , , Blackpool

FULL DESCRIPTION

This attractively priced three bedroom mid garden terrace house comprises family sized living accommodation with off street parking to the front and an approximately 40' rear lawn garden with two patio areas and a garden shed. The home has three bedrooms, living room, fitted kitchen/dining room and a family bathroom. Currently tenanted and is an ideal Buy To Let or First Time Buy.

ENTRANCE HALL

Double glazed door and window. Central heating radiator.

LOUNGE

Double glazed window. Central heating radiator. Fireplace.

KITCHEN/DINING ROOM

Fitted wall and base units. Double glazed french doors to garden. Double glazed window. Plumbed for washing machine. Integrated oven, hob and hood.

LANDING

Spindled staircase and balustrade.

BEDROOM

Double glazed window. Central heating radiator.

BEDROOM

Double glazed window. Central heating radiator.

BEDROOM

Double glazed window. Central heating radiator.

BATHROOM

Bath. WC. Pedestal hands basin. Double glazed window. Over the bath shower and screen. Central heating radiator. Fully tiled.

GARDENS

Off street parking to the front.

Approximately 40' rear lawn garden with two patio areas and shed.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

TENURE

The property is **Freehold**

COUNCIL TAX

Band "A"

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.



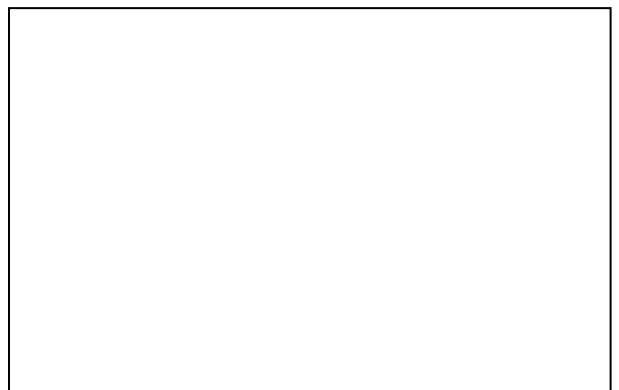
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Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
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.

29/07/2024



157 Marsden Road, , Blackpool



Ground Floor



Floor 1



Approximate total area⁽¹⁾
666.29 ft²
61.9 m²

(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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