



263 Waterloo Road , , Blackpool, FY4 3AE

Price: £110,000

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- A Traditional Three Bedroom Family Home
- Double Glazed And Gas Central Heated
- Two Reception Rooms
- Open Plan Kitchen / Dining Area
- Four Piece Bathroom Suite
- South Facing Rear Garden
- Close For Local Schools
- Ideal First Time Buy

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INTRODUCTION

Tiger Sales are delighted to introduce this traditional three bedroom garden terrace property which would make an ideal first or second time buy home. Positioned in a popular residential location and within walking distance to many local amenities including shops and schools. Sold with no onward chain delay.

The ground floor briefly comprises of entrance vestibule with inner door leading into the hallway. Stairs to the first floor landing, meter cupboard along with under stair storage area, doors to both ground floor rooms.

The front reception has a double glazed bay window to front elevation, fitted carpet, ceiling light. To the rear there is a dining room which has space for table and chairs, double glazed window to rear elevation, open to kitchen.

The kitchen is fitted with a matching range of wall and base units, integrated stainless steel single oven with integrated hob, overhead extractor, stainless steel sink, space and plumbing for freestanding washing machine, part tiled walls, double glazed window and door to rear elevation.

The first floor has three good size bedrooms all with fitted carpet and double glazed windows along with a four piece family bathroom suite.

Externally to the rear there is a low maintenance south facing garden with wall enclosure, gated access and laid to lawn grass. To the front a wall enclosure, gated access with pathway to entrance.

*** £15,000 off - limited time only ***

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

1930's

TENURE

The property is **Freehold**

COUNCIL TAX

Band "B"

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



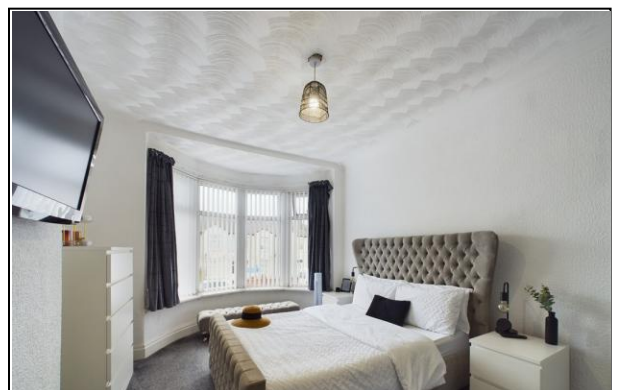
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E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

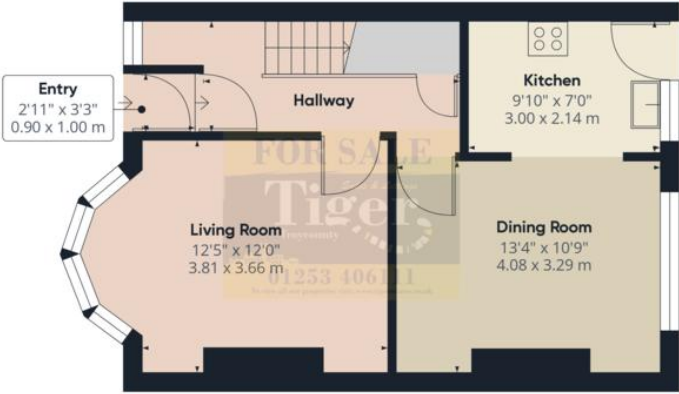
PLEASE NOTE

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.

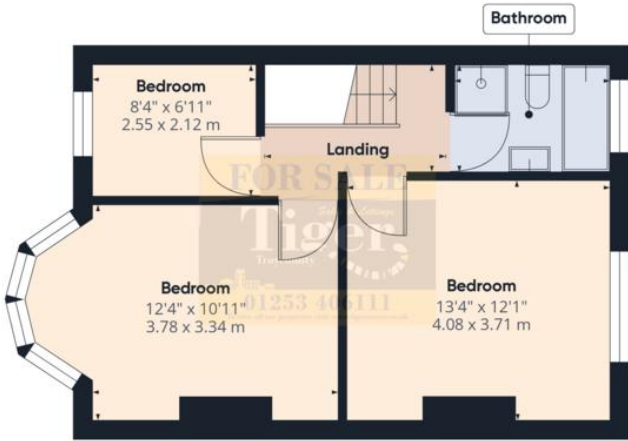
03/03/2025



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Ground Floor



Floor 1



Approximate total area¹
928.28 ft²
86.24 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.

Calculations are based on RICS IPMS 3C standard.

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