

242 Vicarage Lane , , Blackpool, FY4 4NG

Price: £125,000

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- A 3 Bedroom Semi Detached Family Home
- Requires Full Renovation
- Huge Potential / Great Area
- Close To Local Amenities And Schools
- Off Road Parking & Approx. 150ft Rear Garden
- Sold With No Onward Chain Delay
- Viewing Highly Recommended
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INTRODUCTION

Tiger Sales are delighted to introduce what could be your next RENOVATION PROJECT in the form of this 3 double bedroom semi detached family home. With huge potential and positioned in an area which is within walking distance to local shops, schools and supermarkets. Sold with no onward chain and with approx. 150ft rear garden.

On entrance to the property there is a composite door leading into vestibule with inner door leading into the main lounge. Window to front elevation, fitted carpet, under stair storage and staircase leading to the first floor landing. There is a separate dining room with fitted carpet, ceiling light along with a window to rear elevation.

The kitchen is fitted with a matching range of wall and base units along with stainless steel sink and space for freestanding washing machine, fitted carpet, part tiled walls, double glazed windows to side elevation. Door to storage area with door to garden.

There is a three piece shower room comprising of a walk in shower, glass screen, pedestal wash hand basin, toilet, window.

To the first floor there are 3 double bedrooms with fitted carpet, ceiling lights. One of the double bedrooms contains a wall mounted boiler along with fitted storage cupboards.

Externally to the rear the property benefits from family sized garden which is approx. 150ft in size which has a fenced enclosure, laid to lawn grass and double gates leading to the front driveway which provides room for off road parking.



GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

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

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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

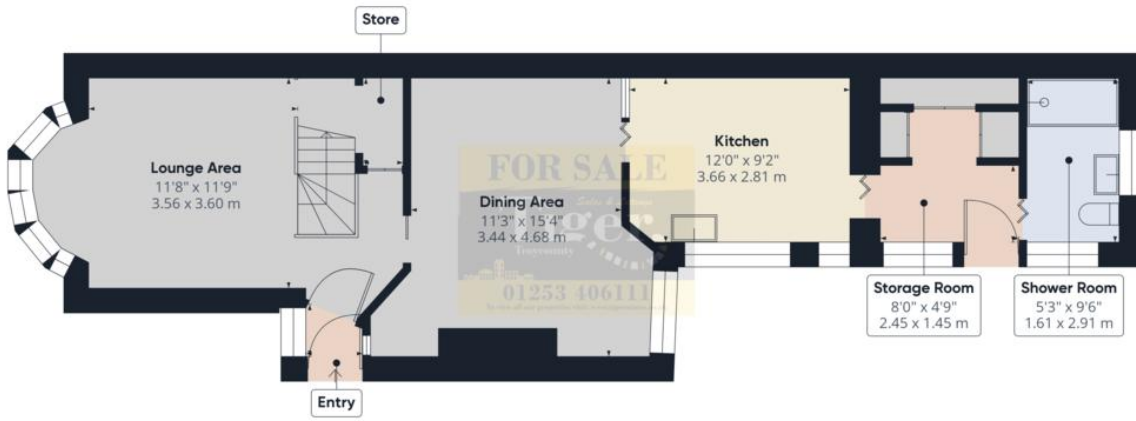
PLEASE NOTE

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.

27/11/2024



242 Vicarage Lane, , Blackpool



Ground Floor



Floor 1

Approximate total area¹⁾
1114.06 ft²
103.5 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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