



58 Hawes Side Lane , , Blackpool, FY4 4AS

Price: £75,000

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- A Two Double Bedroom Terraced House
- Two Spacious Reception Rooms
- Three Piece Bathroom Suite
- Yard To Front & Rear
- Close To Local Schools
- Sold With No Onward Chain Delay
- Ideal Investment Opportunity
- Viewing Recommended

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INTRODUCTION

Tiger Sales introduce this two bedroom terraced property which is being sold with no onward chain delay.

Positioned in a popular residential area and lending itself within walking distance to many local amenities including shops, schools and bus routes.

Offering well proportioned rooms and with some renovation required.

It would make an ideal investment opportunity.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

1920s

TENURE

The property is **Freehold**

COUNCIL TAX

Band "A"

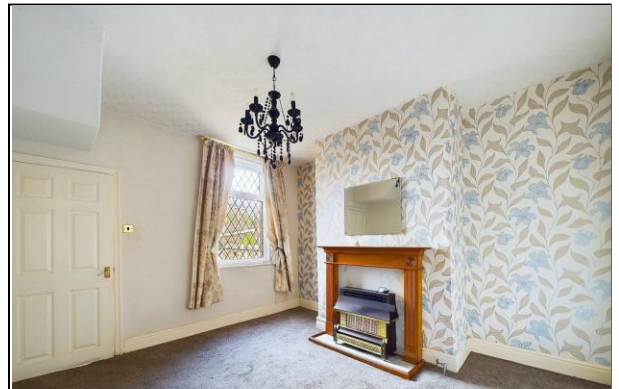
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

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.

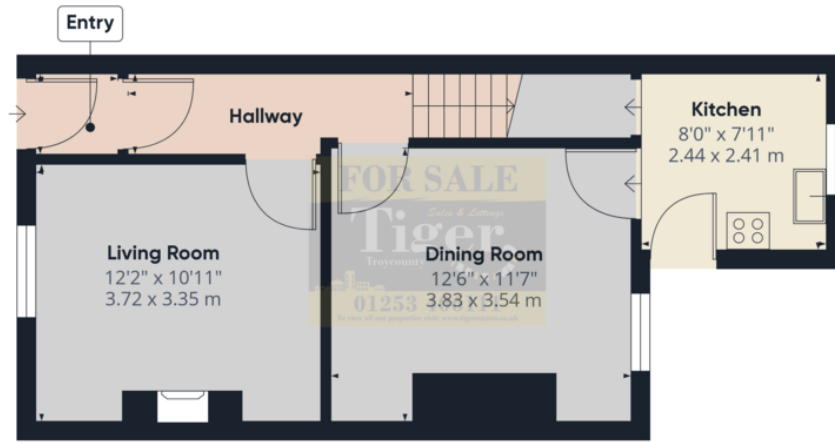
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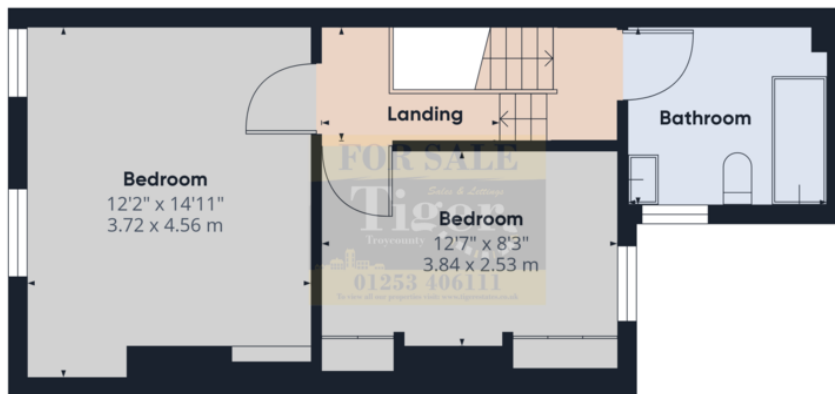
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Ground Floor



Floor 1



Approximate total area¹
793.63 ft²
73.73 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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