



38 Selby Avenue , , Blackpool, FY4 2LZ

Price: £179,950

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- A Three Bedroom Semi Detached Family Home
- Double Glazed And Gas Central Heated
- Open Plan Kitchen / Dining Area
- Four Piece Bathroom Suite
- Close To Local Schools And Supermarkets
- Sold With No Onward Chain Delay
- Ideal First Time Buy
- South Facing Garden & Double Garage

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INTRODUCTION

Tiger Sales are delighted to introduce this charming 3 bedroom semi detached family home, located in a highly sought after area of South Shore. Ideal for first time buyers, this property offers excellent potential and convenience, with local schools, super markets, and shops all within close proximity.

As you enter the home, you are welcomed by a generous hallway that sets the tone for the rest of the property. The front lounge provides a cosy and comfortable space, perfect for family relaxation. At the rear of the home, the open plan kitchen and dining area creates a bright and inviting atmosphere, ideal for modern family living. French doors open directly onto the south facing garden, bringing the outdoors in and offering a seamless flow between the interior and exterior spaces.

The first floor is home to three well proportioned bedrooms, each offering ample space and natural light. The family bathroom is a 4 piece suite, including a bath, separate shower, washbasin, and WC, creating a perfect space for family use.

Externally, to the rear of the property, you will find a spacious family garden, landscaped with planted borders, a well-maintained lawn, and stone chippings, providing a low maintenance yet attractive outdoor space. Additionally, there is a double garage with electric and power, offering excellent storage potential or the opportunity to convert it into a home gym, workshop, or additional living space (subject to planning permissions). The garden is fully enclosed with a secure fence, and gated access leads to a shared driveway, ensuring convenience and ease of access.

This well presented family home offers a fantastic opportunity for those looking to move into a desirable area, with all the necessary amenities just a stone's throw away. Don't miss the chance to view this property and explore the potential it offers.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

1930's

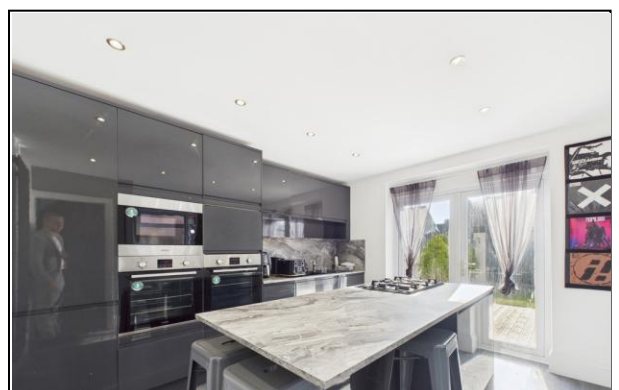
TENURE

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.



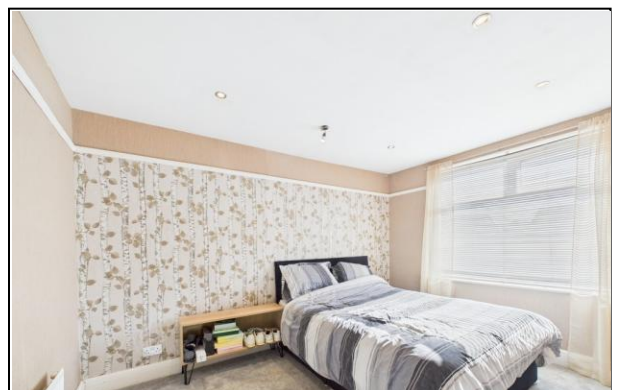
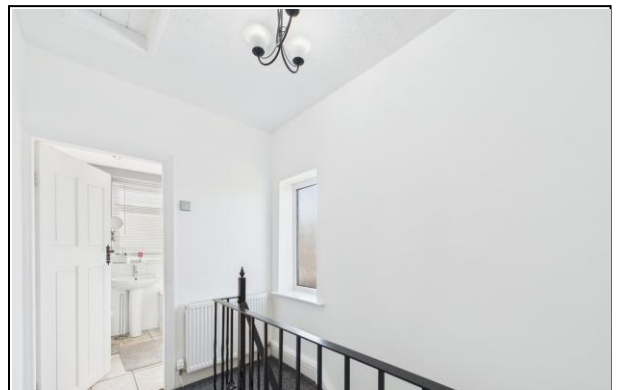
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Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35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

11/03/2025



38 Selby Avenue, , Blackpool

 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	 <p>Approximate total area⁽¹⁾</p> <p>1209.99 ft² 112.41 m²</p>
 <p>Ground Floor Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</p> <p>GIRAFFE 360</p>