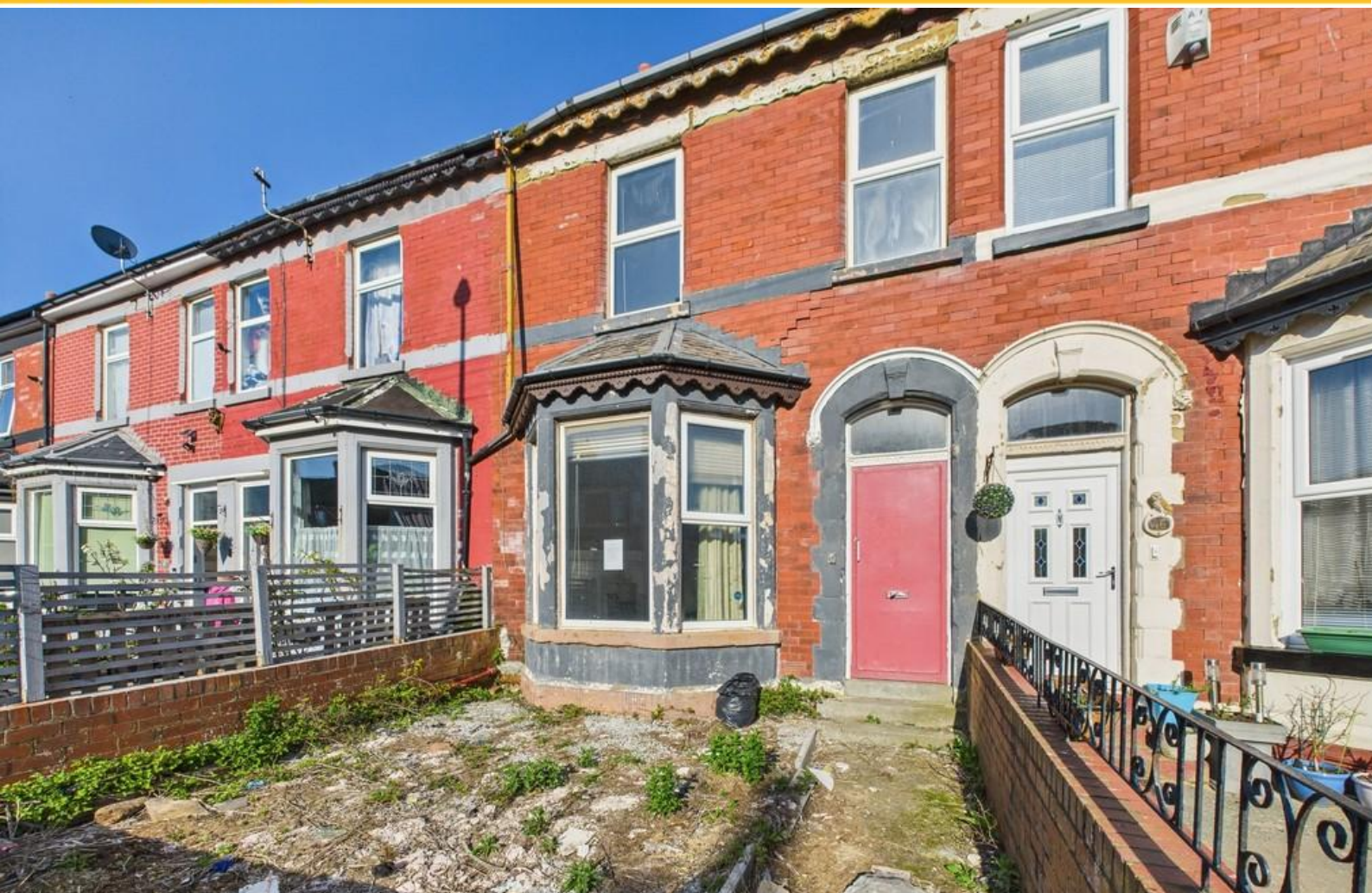




44 Egerton Road , , Blackpool, FY1 2NW

Price: £75,000

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

- Investment Opportunity
- Four Bedroom Mid-Terraced
- In Need Of Internal Renovations
- Close To Shops And Transport Links
- Walking Distance To Blackpool Promenade
- No Onward Chain Delay
- 360 Virtual Tour Available
-

44 Egerton Road , , Blackpool

Tiger Estates are now in receipt of an offer for the sum of £65,000 for 44 Egerton Road, Blackpool, FY1 2NW . Anyone wishing to place an offer on this property should contact, Tiger estates, 11-13 Whitegate Drive, Blackpool, FY3 9AA, 01253 406111 before exchange of contracts.

****Excellent Investment Opportunity****

Tiger Estates Introduce To The Market This Great Sized Four Bedroom Property In Need Of Internal Renovation.

Ideally Located Just A Short Walk From The Popular Promenade.

For Your Viewing Call Tiger Estates Or Visit Our 360 Virtual Tour For A Closer Look.



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
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

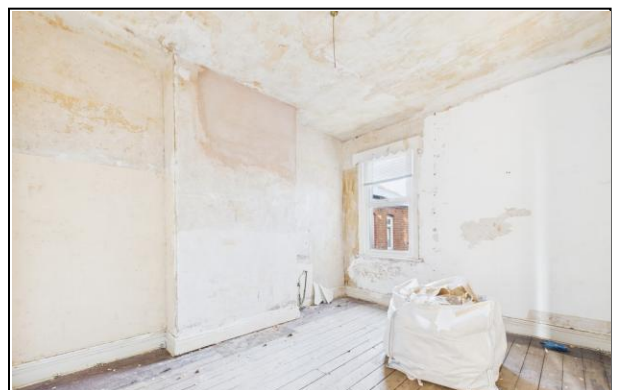
PLEASE NOTE

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

44 Egerton Road, , Blackpool

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.

28/07/2025



44 Egerton Road, , Blackpool

