



**17 Broughton Avenue , , Blackpool, FY3 8EQ**

**Price: £75,000**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		

- Two Bedroom Mid-Terraced
- Ideal Buy To Let / First Time Buy
- Close To Shops And Transport Links
- Rear Yard
- No Onward Chain Delay
- 360 Virtual Tour Available
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# 17 Broughton Avenue , , Blackpool

Tiger Estates Introduce To The Market This Two Bedroom Mid-Terraced Property Ideal For Buy To Let Investors Or First Time Buyers. Available With The Convenience Of No Onward Chain Delay.

For Your Viewing Call Tiger Estates Today 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 **"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

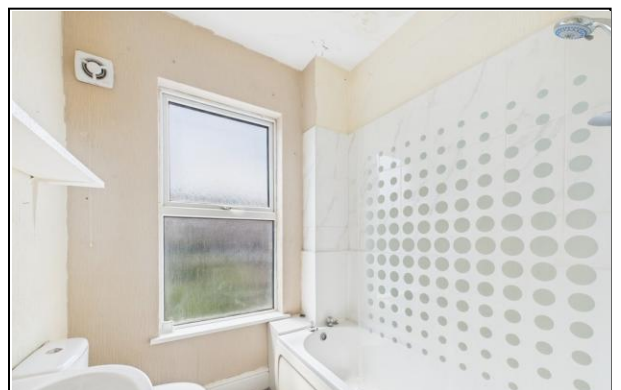
These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection 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.

12/11/2025





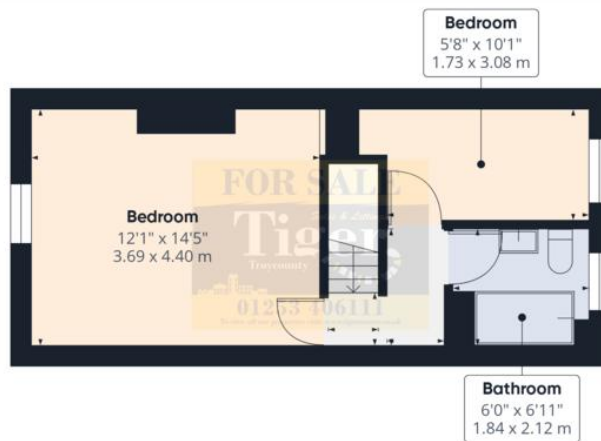
## 17 Broughton Avenue, , Blackpool



# 17 Broughton Avenue, , Blackpool



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
657 ft<sup>2</sup>  
60.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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