



11 Kings Close , Staining, Blackpool, FY3 0EJ

Price: £599,950

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		

- Five Bedroom Detached House
- Overlooking Open Fields
- Hidden Away At The Bottom Of A Quiet Close
- Popular Village Location
- Three Bathrooms, Two Of Which En-Suite
- Three Reception Rooms / Additional Office
- Viewing Comes Highly Recommended
- 360 Virtual Tour Available

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Tiger Estates Introduce To The Market This Remarkable Five Bedroom Detached Family Home On Kings Close.

Neatly Positioned At The Bottom Of A Private And Quiet Close Overlooking Open Fields In The Popular Rural Village Of Staining.

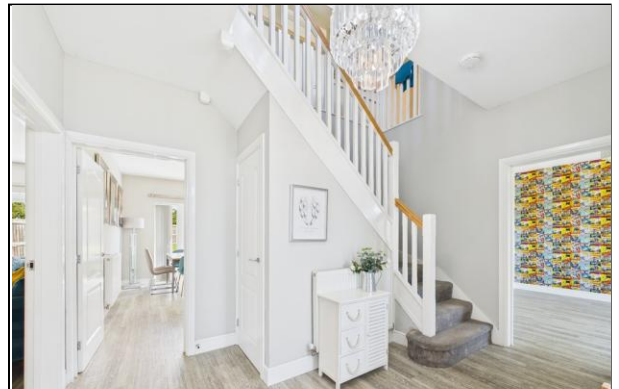
Internally On The Ground Floor There Are Three Large Reception Rooms, A Modern Fitted Kitchen With Integrated Appliances And Quartz Worktops With An Adjoining Utility Room, An Office And A Downstairs W/C.

Upstairs There Are Five Excellent Sized Bedrooms, A Family Bathroom And Two Additional En-Suite Bathrooms.

Externally There Is A Large Private Driveway, A Large Rear Garden And A Small Private Side Garden Leading To The Detached Double Garage.

Immaculately Presented Both Inside And Out This Wonderful Family Home Must Be Viewed To Be Appreciated.

For Your Viewing Or For More Information 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 **Leasehold**

COUNCIL TAX

Band "F"

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

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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.

20/10/2025



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Ground Floor



Floor 1



Approximate total area⁽¹⁾
1943 ft²
180.5 m²

(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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