



30 Lynton Avenue , , Blackpool, FY4 3HR

Price: £130,000

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- A Well Presented Two Bedroom Detached House
- Modern Kitchen With Integrated Appliances
- Open Plan Dining Room With French Doors To Garden
- Two Well-Proportioned Bedrooms
- Stylish Bathroom With Contemporary Suite
- Single Brick-Built Garage For Parking Or Storage
- Council Tax Band - B
- EPC Rating - Pending

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INTRODUCTION

The hallway features a radiator, decorative walls and ceiling, and a staircase leading to the first floor. From here, a door opens into the lounge.

The lounge is light and welcoming, with a large bay window to the front, a feature fireplace, and a fitted carpet. The room is enhanced by its decorative walls and ceiling, making it an inviting space to relax or entertain.

The kitchen is fitted with a modern range of matching base and wall units, complemented by worktops and drawers. It includes a stainless steel sink with mixer tap, space for appliances, and integrated cooking facilities with an oven, gas hob, and extractor fan. A rear-facing window allows natural light to flow in, while the space opens seamlessly into the dining room.

The dining room is designed for both everyday family life and entertaining, with laminate flooring, decorative finishes, and French doors that lead directly out to the rear garden.

On the first floor, the landing is brightened by a side window and continues the decorative theme found throughout the home.

The main bedroom is a spacious retreat, featuring a bay window as well as an additional front-facing window, ensuring plenty of light. A fitted carpet, radiator, and decorative walls and ceiling complete the room.

The second bedroom overlooks the rear garden and offers comfort with its fitted carpet, radiator, and decorative details.

The bathroom is fitted with a stylish modern suite. It comprises a panelled bath with shower over, a vanity wash hand basin, and a low-level WC. A heated towel rail, tiled flooring, and a rear window add practicality and elegance.

To the side of the property, there is a single brick-built garage with a manual up-and-over door, providing secure storage or parking.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

1930's

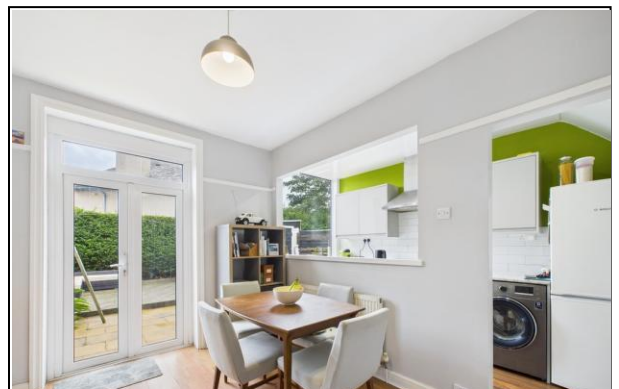
TENURE

The property is **Freehold**

COUNCIL TAX

Band "B"

The average council tax charges for April 2010 - March 2013



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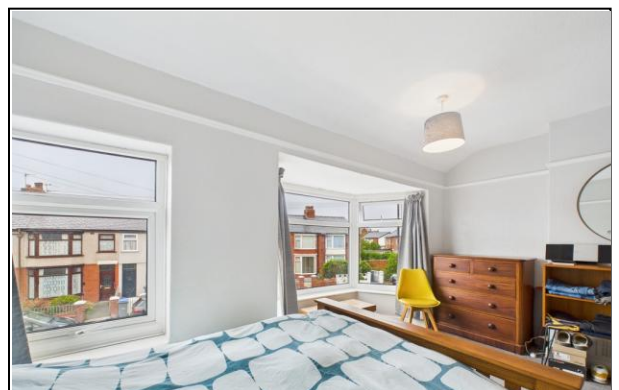
are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

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.

12/09/2025



30 Lynton Avenue, , Blackpool



Ground Floor



Floor 1



Approximate total area[®]
697 ft²
64.7 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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