



22 Saville Road , , Blackpool, FY1 6JP

Price: £120,000

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- Spacious 1920s Three-Bedroom Victorian Terrace
- Undergone Recent Renovations
- Two Generous Reception Rooms
- Newly Fitted Modern Kitchen With Garden Access
- Three Well-Proportioned Bedrooms
- Contemporary Three-Piece Bathroom Suite
- Close To Schools, Shops, And Blackpool Promenade – No Chain Delay

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INTRODUCTION

This charming three-bedroom Victorian terraced property, dating back to the 1920s, offers an abundance of space and character throughout. Recently benefitting from select renovation works, the home provides an excellent opportunity for buyers seeking a property that blends period features with modern updates.

Upon entering, you are greeted by a spacious hallway that sets the tone for the generous proportions found throughout the home. The ground floor boasts two large reception rooms, ideal for use as a family lounge and formal dining area, both offering flexibility to suit a variety of lifestyles. To the rear, you'll find a newly fitted kitchen with contemporary units and direct access to the enclosed rear garden, perfect for outdoor dining and relaxation.

The first floor offers three well-proportioned bedrooms, each providing comfortable living space and ample natural light. The accommodation is completed by a newly installed three-piece bathroom suite, finished to a modern standard.

Situated within walking distance of local schools, shops, and everyday amenities, this property also benefits from being just a short distance from the famous Blackpool Promenade and its many attractions.

Offered to the market with no chain delay, this delightful Victorian home presents an excellent opportunity for first-time buyers, families, or investors alike.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY
1920s

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



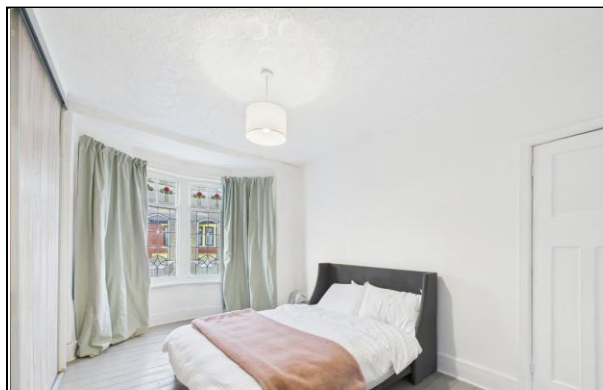
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H £3313.40 £3512.10 £3654.48

PLEASE NOTE

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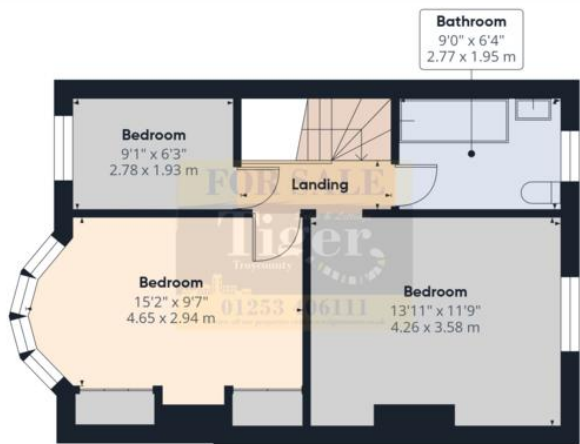
18/11/2025



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Ground Floor



Floor 1



Approximate total area⁽¹⁾
969 ft²
90 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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