



357 St. Annes Road , , Blackpool, FY4 2QR

Price: £400,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	

- Gas central heating and double glazing
- Spacious living accommodation
- Two reception rooms
- Set in approximately 1/3 of an acre
- Large Garage
- Attractive bathroom
- Sought after residential location
- Schools nearby

357 St. Annes Road , , Blackpool

FULL DESCRIPTION

This unique and family sized five bedroom detached bungalow offers spacious living accommodation over two levels with entrance hallway, lounge, three bedrooms, kitchen, bathroom and dining room on the ground floor with two further bedrooms upstairs. The property is set in approximately 1/3 of an acre with huge potential to erect an extra dwelling subject to planning permission or just as a fabulous family garden with large garage and garden shed, both with power and lighting. Viewing is essential for the discerning buyer.

BROADBAND COVERAGE

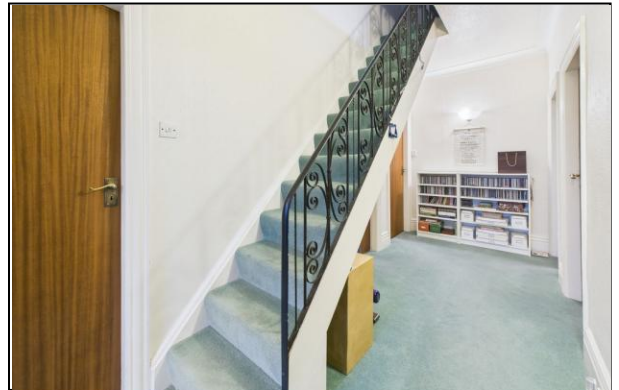
BROADBAND

We are advised that the property can obtain Fibre to the Premises (FTTP)

MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

TENURE

The property is **Freehold**

COUNCIL TAX

Band "E"

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



357 St. Annes Road, , Blackpool

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.

03/11/2025



357 St. Annes Road, , Blackpool



Ground Floor



Floor 1



Approximate total area^m
1619 ft²
150.3 m²
Reduced headroom
9 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE 360