



21 Kirkham Avenue, , Blackpool, FY1 6RJ

Price: £129,950

%epcGraph_c_1_400%

- **THREE BEDROOM SEMI-DETACHED HOME**
- **OFF-ROAD PARKING**
- **LARGE REAR GARDEN**
- **GOOD SIZED LIVING SPACE**
- **CLOSE TO STANLEY PARK**
- ****NO CHAIN DELAY****
-
-

To view all of our properties visit www.tigerestates.co.uk

21 Kirkham Avenue, , Blackpool

GROUND FLOOR

Hallway

Laminate flooring, decorative wallpapered walls, decorative ceiling, door.

Lounge 3.84m (12'7") x 3.41m (11'2")

Bay window to front, fitted carpet, decorative wallpapered walls, decorative ceiling, door to:



Dining Room

4.41m (14'6") x 3.94m (12'11")

Two windows to side, blocked off fireplace, laminate flooring, decorative wallpapered walls, decorative ceiling, door to:



Kitchen 3.00m (9'10") x 2.76m (9'1")

Fitted with a matching range of base and eye level units with worktop space over, sink, space for fridge/freezer, electric point for cooker with built-in gas hob, laminate flooring, decorative part tiled walls, decorative ceiling, open plan, door to:

Conservatory 2.76m (9'1") x 2.15m (7'1")

Half brick construction, window to side, window to front, laminate flooring, door to:

Storage Space

3.37m (11'1") x 1.19m (3'11")

FIRST FLOOR

Master Bedroom 5.25m (17'3") x 3.43m (11'3") plus 0.06m (0'2") x 0.06m (0'2")

5.25m (17'3") x 3.43m (11'3") 0.06m

Two windows to front, built-in wardrobe(s) with shelving and cupboards, fitted carpet, decorative wallpapered walls, decorative ceiling, door to:

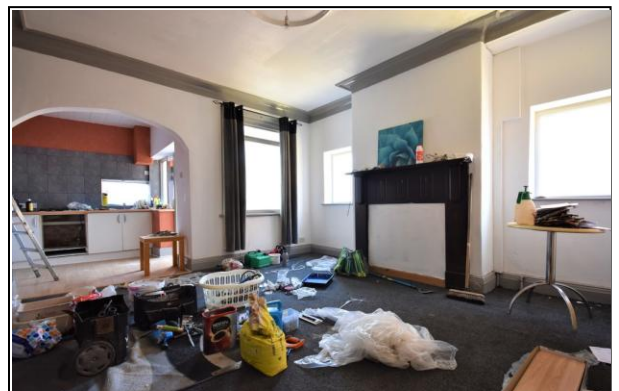


Landing 4.39m (14'5") x 1.81m (5'11")

Fitted carpet, decorative wallpapered walls, decorative ceiling.

Bedroom 2 3.22m (10'7") x 3.06m (10')

Window to front, fitted carpet, decorative, decorative ceiling, door to:



Bathroom 3.34m (10'11") x 1.27m (4'2")

Fitted with three piece suite comprising panelled bath, wash hand basin and WC, tiled splashbacks, window to side, vinyl flooring, decorative walls, decorative ceiling, door to:

Bedroom 3 2.80m (9'2") x 2.65m (8'8")

Window to rear, fitted carpet, decorative wallpapered walls, decorative ceiling, door.

SECOND FLOOR

Loft Room

3.00m (9'10") x 2.99m (9'10")

Skylight, laminate flooring, decorative wallpapered walls, decorative ceiling, door to:



GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

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 2012/13	Council Tax 2013/14	Council Tax 2014/15
A	£1013.11	£1015.05	£1017.07
B	£1181.97	£1184.22	£1186.59
C	£1350.82	£1353.40	£1356.10
D	£1519.67	£1522.57	£1525.61
E	£1857.37	£1860.92	£1864.63
F	£2195.08	£2199.27	£2203.66
G	£2532.78	£2537.62	£2542.68
H	£3039.34	£3045.14	£3051.22

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.

03/05/2019

