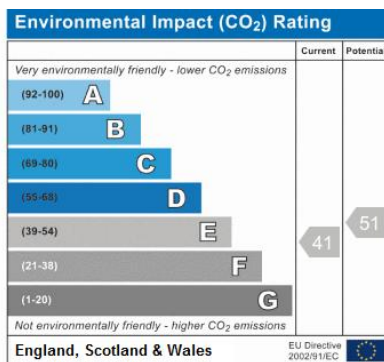
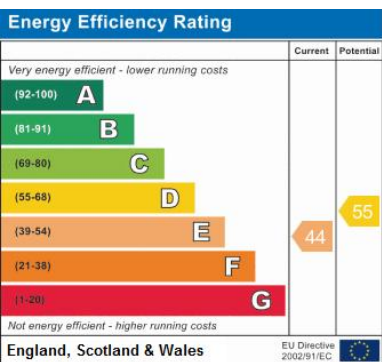




26 Westfield Road, Blackpool, FY1 6NY

Price: £133,000



- Semi-Detached Bungalow
- Two Double Bedrooms
- Off-Road Parking
- Low Maintenance Sunny Rear Garden
- Excellent Transport Links Nearby
- Close To Local Schools And Shops

26 Westfield Road, Blackpool

Tiger Sales are delighted to introduce this two bedroom semi-detached bungalow on Westfield Road in Blackpool.

Entrance to the property is through a side entrance with an enclosed entrance vestibule and wall mounted alarm system. There is a large kitchen/dining room which comes complete with modern style units and work top space above, a built in oven with four ring gas hob and extractor fan, plumbing for a washing machine, a stainless steel sink with matching draining board and plenty of space for additional appliances. The room has the benefit of three double glazed windows allowing plenty of natural light in.

The lounge can be found at the front of the property and the standout feature is the multifuel fire with fully functioning chimney. Also there is a large UPVC double glazed bay window to the front adding to the already great size of the lounge.

There are two double bedrooms, one at the front and one at the rear of the property. The large of the two can be found at the front and also has a large UPVC double glazed bay window as well as the additional feature of built in storage/wardrobe space.

Externally there is gated off road parking to the front and a good sized bright and low maintenance rear garden which is west facing.



Ground Floor

Kitchen/Dining Room

5.85m (19'2") x 3.00m (9'10")

Lounge

3.83m (12'7") x 3.70m (12'2")

Bedroom 1

3.60m (11'10") x 3.11m (10'2")

Bedroom 2

3.57m (11'9") x 2.68m (8'10")

Bathroom

2.22m (7'4") x 2.15m (7'1")



26 Westfield Road, Blackpool

TENURE

The property is **Freehold**

COUNCIL TAX

Band "B"

The average council tax charges for April 2017 - March 2020 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.

15/06/2020



26 Westfield Road, Blackpool

Ground Floor

Approx. 71.4 sq. metres (768.6 sq. feet)



Total area: approx. 71.4 sq. metres (768.6 sq. feet)

26 Westfield Road, Blackpool