



**30 Sharow Grove , , Blackpool, FY1 5ND**

**Price: £125,000**

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- A Well Presented Three Bedroom Family Home
- Double Glazed & Gas Central Heated
- Open Plan Kitchen / Diner
- Three Piece Bathroom Suite
- Gardens Front & Rear
- Garage / Outbuilding / Off Road Parking
- No Onward Chain Delay
- Viewing Highly Recommended

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# 30 Sharow Grove , , Blackpool

## INTRODUCTION

Tiger Sales are delighted to introduce this wonderful three bedroom semi detached family home which is positioned in a very popular area of South Shore.

This would make an ideal first or second time buy and internal viewing comes recommended. Offering spacious rooms, an open plan kitchen / diner. Three piece bathroom, garage and outbuilding.

The property briefly comprises of hallway with stairs to the first floor landing, under stair storage and door to ground floor rooms. Spacious living room with a double glazed bay window to front elevation. Fitted carpet. Opening to kitchen / dining area. French doors to the rear garden. Range of wall and base units with complementary work surfaces. Integrated eye level double oven with integrated for ring gas hob with overhead extractor. Stainless steels ink with mixer tap and space for washing machine.

The first floor has two double bedrooms with a further single bedroom. Three piece bathroom suite comprising of panelled bath with combined overhead shower and glass screen, low flush WC, wash hand basin, tiled walls and double glazed window to rear elevation.

To the rear there is a low maintenance garden with a garage and outbuilding. Shared driveway allowing room for off road parking.

Sold with no onward chain delay. Book now.



## GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

### APPROXIMATE AGE OF THE PROPERTY

1930's

### TENURE

The property is **Freehold**

### COUNCIL TAX

Band ""

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

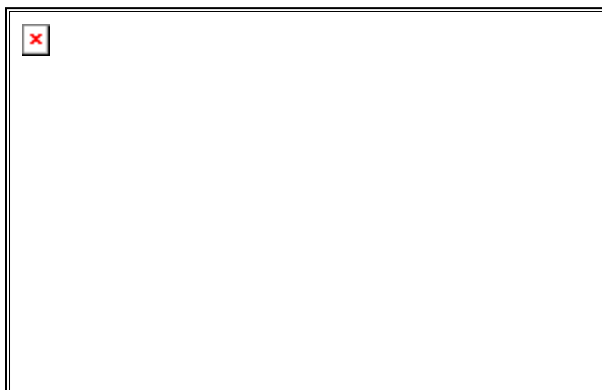
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G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

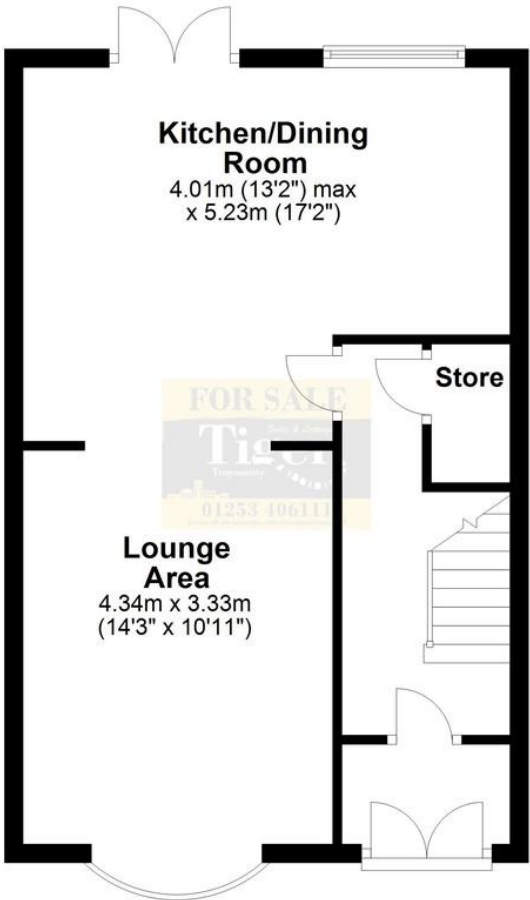
## PLEASE NOTE

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.

16/01/2024



**Ground Floor**



**First Floor**

