



40 Fairway Road, Blackpool, FY4 4AZ

Price: £175,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	

- Gas central heating
- Double glazing
- Large living room
- High standard integrated kitchen
- Driveway and large garage
- Attractive 4-piece bathroom
- Located close to local amenities
- Schools nearby

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FULL DESCRIPTION

This Show-Home-Standard two double bedroom end garden terrace house offers an exceptionally high standard of living accommodation with entrance hallway, large open plan lounge/dining room with quality flooring and leads onto a stunning fitted and integrated kitchen. There is a side door leading to a large garage which could offer more potential for living accommodation and in turn this leads into the rear lawn garden with sheltered decking area for entertaining. Upstairs are two double bedrooms and a luxurious 4-piece bathroom with free standing bath, stylish floor to ceiling tiles and a shower cubicle. One of the best two bedroom properties on the market!

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>

TENURE

The property is **Freehold**

COUNCIL TAX

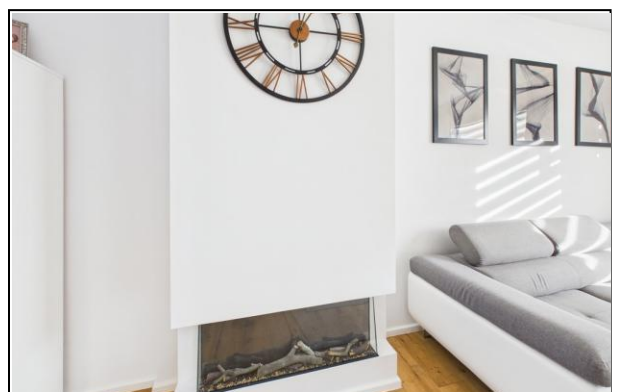
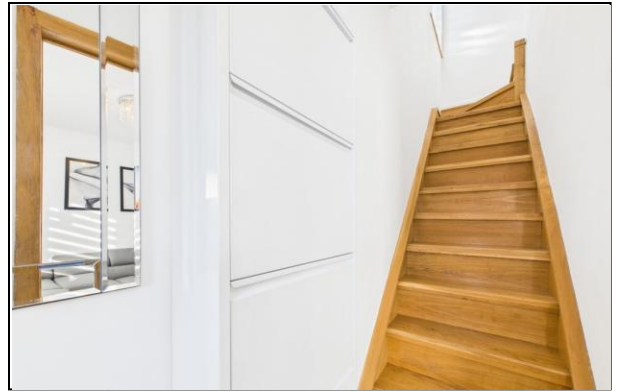
Band "A"

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 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



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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.

26/01/2026



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Approximate total area[®]
981 ft²
91.1 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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