



49 Calder Road, Blackpool, FY2 9TU

Offers Invited Over £220,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		

- Three Bedroom Semi Detached House
- Popular & Quiet Location
- Close To North Shore Golf Course & The Rock Gardens
- Generous Driveway & West Facing Rear Garden
- Viewing Comes Highly Recommended
- 360 Virtual Tour Available
- No Onward Chain Delay
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Tiger Estates introduce to the market this well-presented three bedroom semi-detached family home situated in a popular and quiet location on Calder Road, close to the highly regarded North Shore Golf Course, an 18-hole links course, and the attractive Devonshire Road Rock Gardens.

The property offers well-proportioned accommodation throughout and would make an excellent family home. Internally, there are two generously sized open-plan reception rooms, both benefiting from attractive wooden flooring, along with a modern fitted gloss kitchen.

Upstairs, there are three good-sized bedrooms, two of which feature built-in wardrobes, together with a fully tiled four-piece family bathroom suite.

Externally, the property benefits from a paved driveway providing off-road parking and access to the garage. To the rear is a particularly appealing large west-facing garden, designed for ease of maintenance. The garden features a substantial raised decking area, ideal for outdoor dining and entertaining, together with an artificial grass section to the far end.

Available with no onward chain delay!

Viewing comes highly recommended to appreciate what this family home has to offer.

For your viewing call Tiger Estates today or visit our 360 virtual tour for a closer look!

General Points Of Interest As Provided By The Vendor:

Approximate Age Of The Property:
1960s.

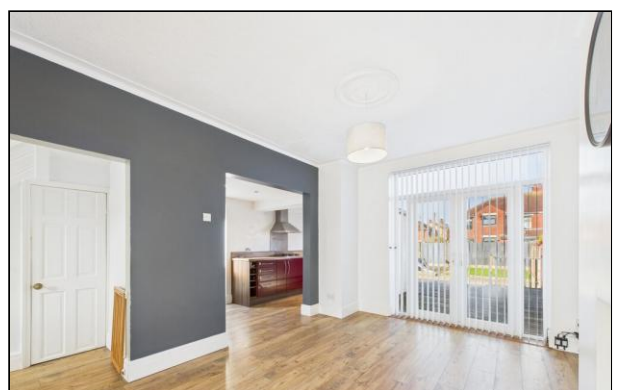
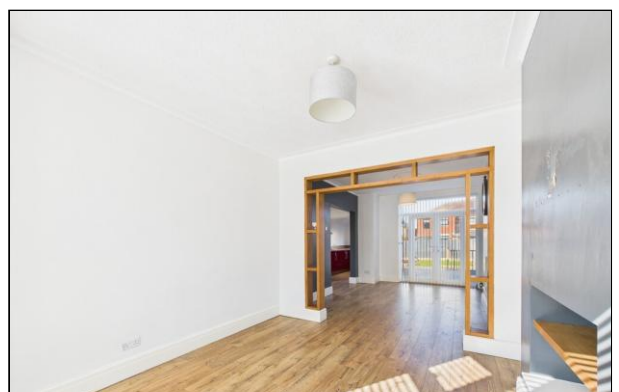
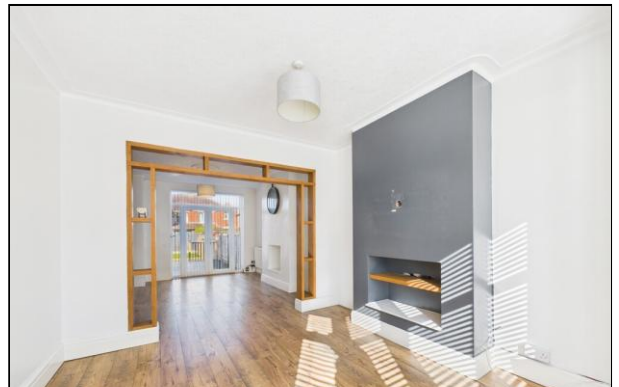
Tenure:
Freehold.

Council Tax:
Band "C"

We are advised that the local Council Tax Amount for a band "C" Property in Blackpool is approximately £2,233.97 per annum.

Broadband:
We are advised that the property can obtain Full Fibre Broadband. (FFB)

Mobile coverage:
We are advised that you are likely to have good mobile coverage. We would suggest that you also make your own enquiries to the Mobile Data coverage checker on the Ofcom Website.



GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

TENURE

The property is **Freehold**

COUNCIL TAX

Band **C**

ANNUAL COUNCIL TAX AMOUNT

£2,234

BROADBAND COVERAGE

We are advised that the property can obtain

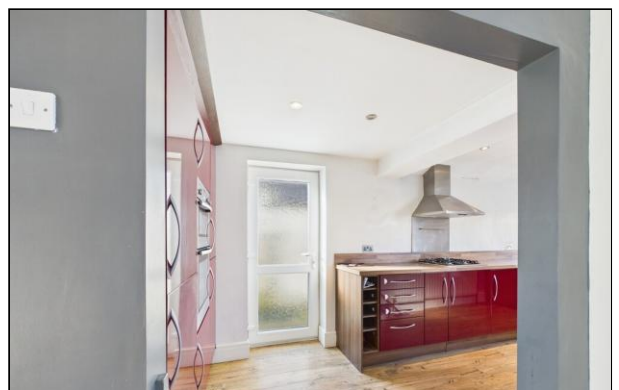
MOBILE DATA

We are advised that you are likely to have mobile coverage

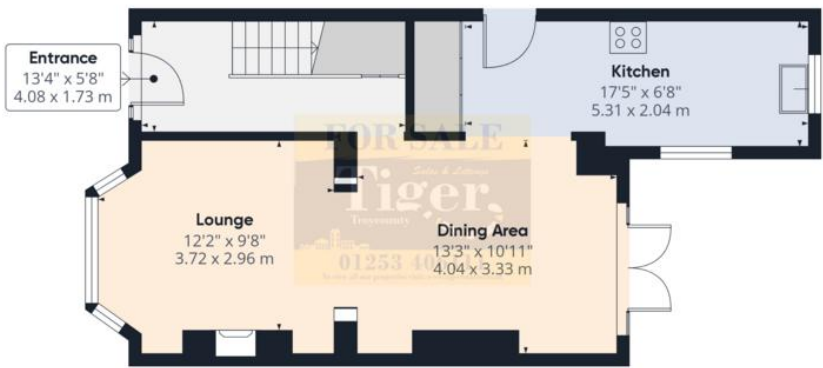
We would suggest that you also make your own enquiries as to Mobile Data coverage <https://www.ofcom.org.uk/mobile-coverage-checker>

PLEASE NOTE

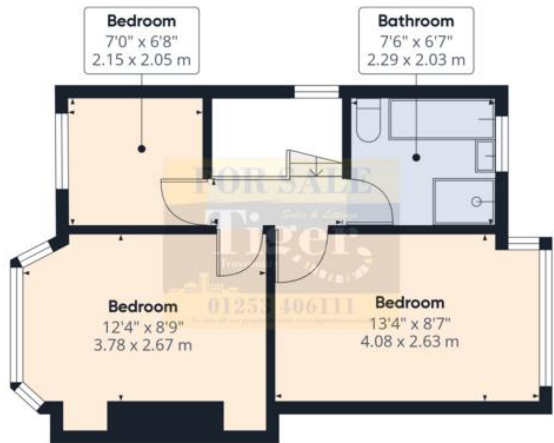
These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection 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.



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Ground Floor



Floor 1



Approximate total area¹⁾
822.67 ft²
76.43 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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