



88 Edgeway Road , , Blackpool, FY4 3NH

Price: £100,000

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- A Three Bedroom MID Terraced Family Home
- Double Glazed & Gas Central Heated
- Three Piece Bathroom Suite
- Family Garden To Rear
- Off Road Parking To Front
- Close For Local Schools
- Ideal First Time Buy
- Council Tax Band - A

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INTRODUCTION

Tiger Sales are delighted to introduce this 3 bedroom family home positioned in a popular area of South Shore and within walking distance to local schools. Offering a spacious lounge, three piece bathroom suite, off road parking to the front and family sized garden to the rear. Ideal first time buy or investment.

The kitchen has a range of matching wall and base units with complementary work surfaces. Sink with mixer tap. Space and plumbing for freestanding washing machine. Integrated slimline dishwasher. Space for freestanding fridge freezer. Space for freestanding cooker. Room for dining table and chairs. Under stair storage. A window to rear elevation. Radiator. Door to rear garden.

Externally there is a family sized rear garden with laid to lawn grass and a fenced enclosure. The front provides off road parking with a dropped kerb.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

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



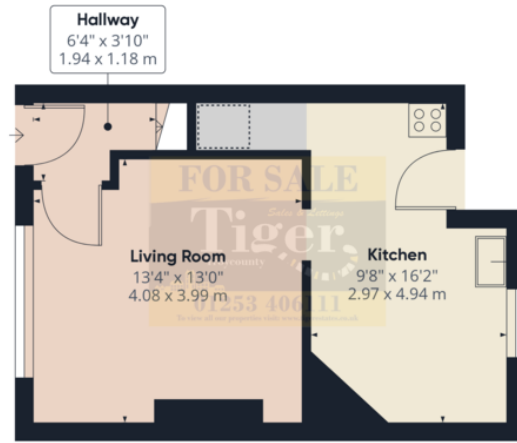
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order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

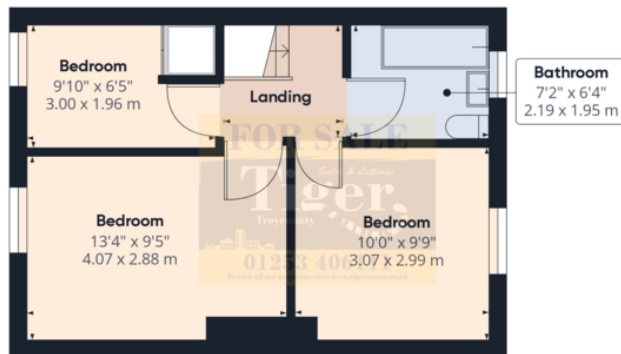
26/11/2025



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Ground Floor



Floor 1



Approximate total area⁽¹⁾

704.21 ft²
65.42 m²

Reduced headroom

6.77 ft²
0.63 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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