



8 Clifford Road , , Blackpool, FY1 2PU

Price: £135,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	

- Buy To Let Investment Opportunity
- Two Self Contained Flats
- One x 3 Bedroom, One x 2 Bedroom
- Currently Achieving £15660 Per Year
- Viewing By Appointment Only
- 360 Virtual Tour Available
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BUY TO LET INVESTMENT OPPORTUNITY

Tiger Estates Introduce To The Market This Well Presented Five Bedroom Property Currently Laid Out As Two Self Contained Flats. One x 3 Bedroom First Floor Flat, One x 2 Bedroom Ground Floor Flat. Both Occupied Currently Achieving £ Per Year.

Complete With Off Road Parking And A Rear Yard.

Ideally Located Close To Blackpool Town Centre And The Popular Blackpool Promenade.

For More Information Call Tiger Estates Today Or Visit Our 360 Virtual Tour For A Closer Look.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

TENURE

The property is **Freehold**

COUNCIL TAX

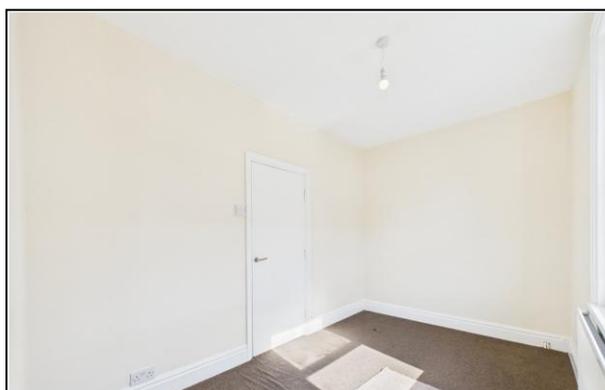
Band "A"

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

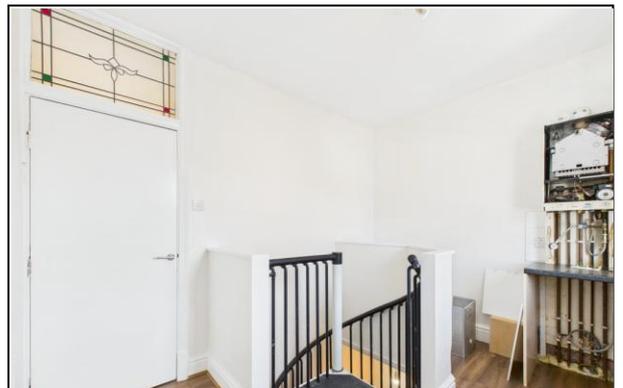
PLEASE NOTE

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 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.

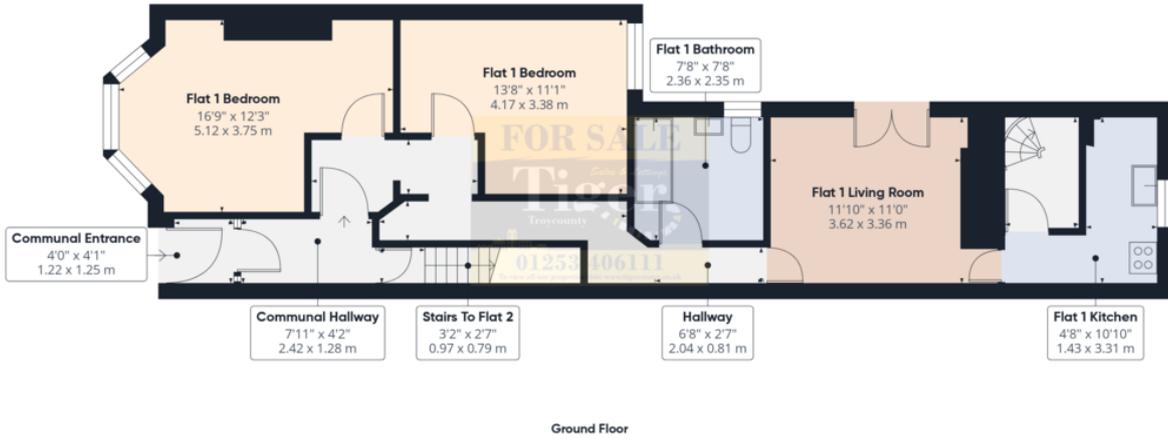


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17/11/2025



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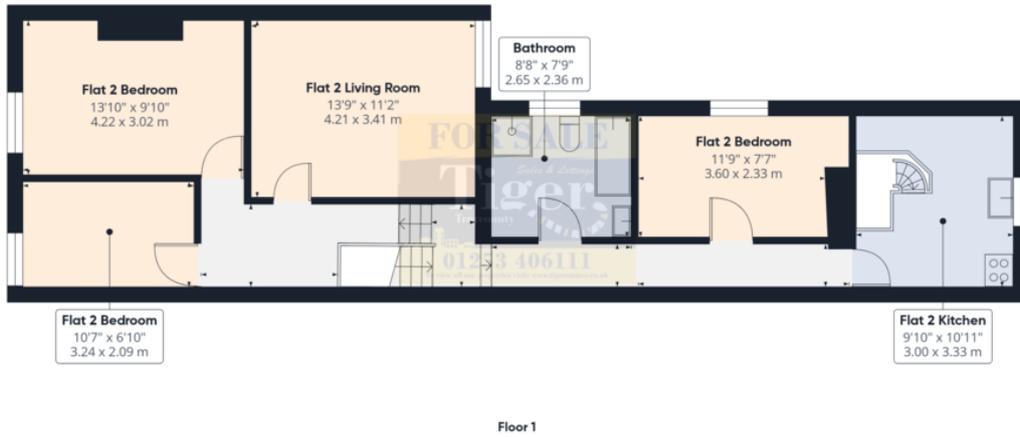


Approximate total area⁽¹⁾

1557 ft²
144.8 m²

Reduced headroom

12 ft²
1.1 m²



(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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.

GIRAFFE 360