



94 Grange Road, Blackpool, FY3 8PH

Price: £850.00

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	74	
(55-68) D		

- Three Bedroom Terrace House
- Modern Fitted Kitchen With Dining Area
- Two Double Bedrooms
- Bathroom With Separate W.C.
- Good Sized Rear Garden
- Ideal Family Home
- EPC Rating - C
- Council Tax Band - B

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FULL DESCRIPTION

Tiger Lettings are delighted to present this well maintained three bedroom mid-terrace home.

The property offers a spacious living room, a modern fitted kitchen with a dining area, and a door leading to the enclosed rear garden, featuring both a lawn and patio ideal for relaxing.

Upstairs, there are three well-proportioned bedrooms, a contemporary family bathroom, and a separate WC.

The property benefits from a lawned front garden. On-street parking available.

Call Tiger Lettings to arrange your viewing on 01253 627111.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

TENURE

The property is **FREEHOLD**

COUNCIL TAX

Band B

ANNUAL COUNCIL TAX AMOUNT

£1,954.73 per year

COVERAGE - BROADBAND

We are advised that the property can obtain Fibre to the Property (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>

PLEASE NOTE

These particulars are believed to be correct but in no ways 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.

03/08/2026



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