



10 Woodridge Avenue, Thornton-Cleveleys, FY5 1PR

Price: £950.00

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         | 84        |
| (69-80) <b>C</b>                            | 71      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |

- Three Bedroom Semi Detached House
- Spacious Family Home
- Two Reception Rooms
- Front & Back Gardens
- Off Road Parking
- Popular Residential Location
- Close to Popular Schools
- EPC Rating - C

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## FULL DESCRIPTION

Tiger Lettings are pleased to market this three bedroom semi detached house situated within walking distance of tram and bus routes, the promenade, popular schools and Anchorsholme park.

The property benefits from two reception rooms, modern fitted kitchen, two double bedrooms and one single bedroom, bathroom with separate W.C, garden to front, good sized rear garden and off road parking making this an ideal family home.

Call to arrange your viewing on 01253 627111.

## GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

### APPROXIMATE AGE OF THE PROPERTY

### TENURE

The property is **FREEHOLD**

### COUNCIL TAX

Band C

### ANNUAL COUNCIL TAX AMOUNT

**£2,234.00**

### COVERAGE BROADBAND

We are advised that the property can obtain Full Fibre to the Property (FTTP)

### MOBILE DATA

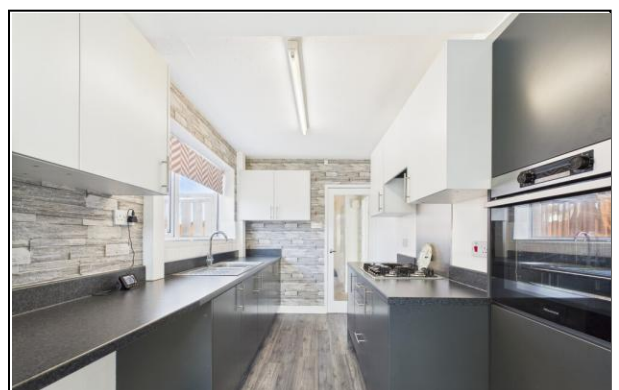
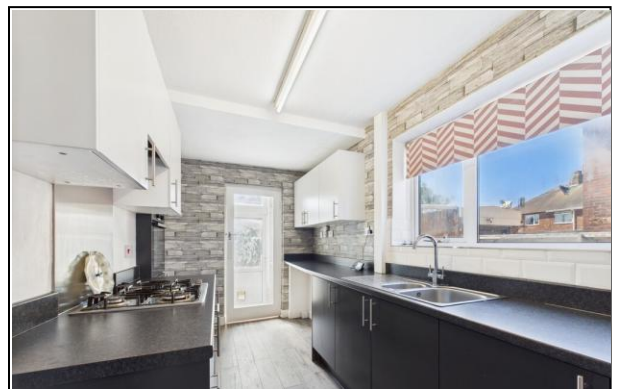
We are advised that you are likely to have mobile coverage.

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.

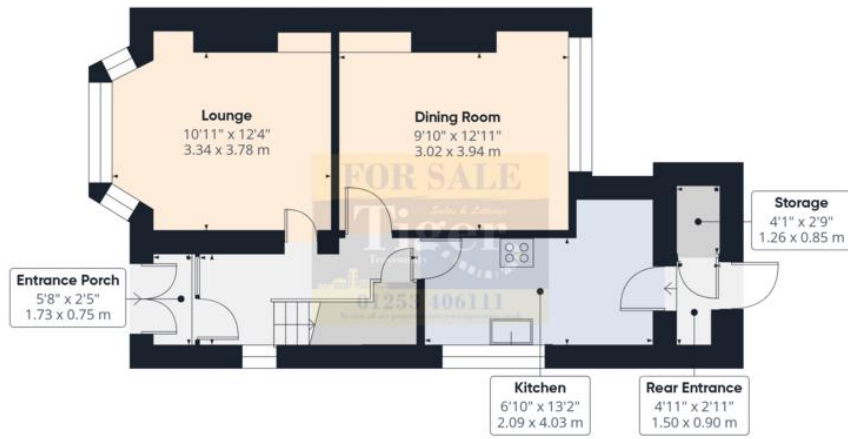
**07/10/2026**



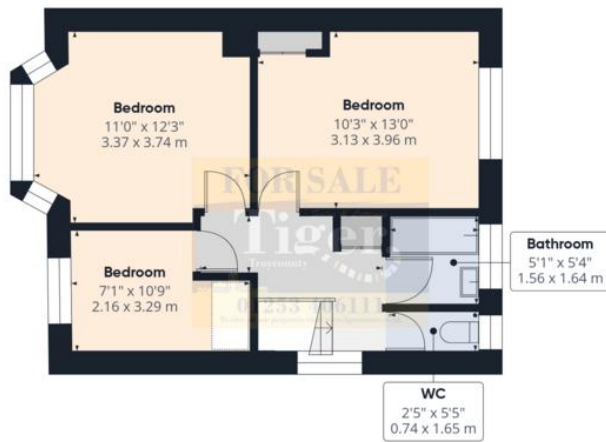
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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
912 ft<sup>2</sup>  
84.8 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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