

17 Annaside Close, Blackpool, FY4 5AA

Price: £219,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		

- Gas central heating and double glazing
- Luxury integrated kitchen
- Orangery
- Large living room
- Three double bedrooms
- Show home standard
- Situated in a cul de sac
- Drive and Garage

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FULL DESCRIPTION

This stunning and show home standard three double bedroom semi detached house is located in a convenient cul de sac close to local amenities, schools, shops and parkland. The home is a credit to the present owners and offers luxury and contemporary style living. A large living room leads onto a deluxe fitted kitchen in high gloss with integrated appliances and a center island unit. Beyond this room is a part open plan Orangery looking out onto an easy maintenance garden, driveway at front and the side to a garage with power and lighting. On the first floor are two double bedrooms and a bathroom. The third bedroom has been converted into a small office with stairs leading to the second floor bedroom. NO CHAIN! Be very quick to view!

BROADBAND COVERAGE

BROADBAND

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

LIVING ROOM

14' 11" x 12' 11" (4.56m x 3.95m)

KITCHEN/BREAKFAST ROOM

14' 8" x 11' 5" (4.49m x 3.50m)

ORANGERY

13' 8" x 11' 11" (4.18m x 3.65m)

BEDROOM

9' 7" x 8' 9" (2.94m x 2.69m)

BEDROOM

11' 0" x 8' 9" (3.36m x 2.68m)

STUDY

7' 11" x 5' 8" (2.42m x 1.75m)

BATHROOM

6' 3" x 5' 9" (1.93m x 1.76m)

BEDROOM

16' 0" x 14' 9" (4.90m x 4.52m)

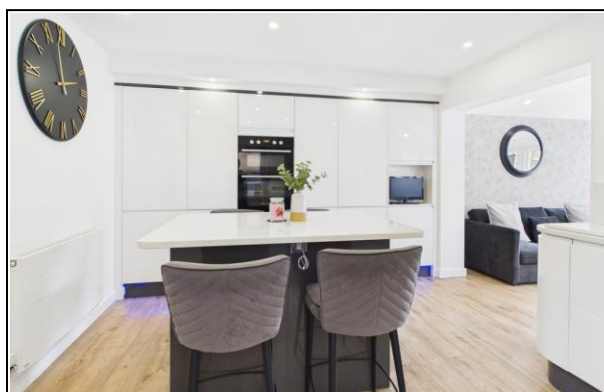
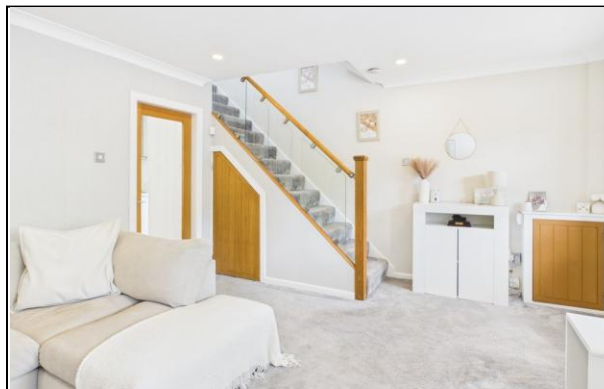
TENURE

The property is **Freehold**

COUNCIL TAX

Band "C"

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.



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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.

14/05/2026



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