



7 Howe Avenue , Blackpool, FY4 3HG

Price: £72,500

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

- Two Double Bedrooms
- No Onward Chain Delay
- Fitted Kitchen With Storage Room
- Modern Three-Piece Shower Room
- Walk-In Wardrobe To Principal Bedroom
- Low-Maintenance Front And Rear Gardens
- Council Tax Band - A
- EPC Rating - D

7 Howe Avenue, Blackpool

INTRODUCTION

Offered to the market with no onward chain delay, this well-proportioned two-bedroom home presents an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The accommodation is thoughtfully arranged throughout and briefly comprises a spacious lounge to the ground floor, providing a comfortable living space with access through to the fitted kitchen. The kitchen is equipped with a range of matching wall and base units, offering ample storage and workspace, and benefits from a useful downstairs WC and an additional storage room. From the kitchen, access is provided to the rear garden.

To the first floor, the property offers two generous double bedrooms, with the principal bedroom benefiting from a practical walk-in wardrobe. Completing the accommodation is a recently fitted contemporary three-piece shower room, finished to a modern standard.

Externally, the property enjoys low-maintenance gardens to both the front and rear, creating attractive outdoor spaces that are easy to maintain throughout the year.

The property is conveniently situated close to a range of local amenities, including schools, shops, and transport links, making it well placed for everyday living.

Additional Information

Prospective purchasers should be aware that the property is of steel frame construction. Buyers are advised to make their own enquiries regarding mortgage availability and lending criteria, as some lenders may apply specific requirements to non-traditional construction properties. Further information can be provided upon request.

Early viewing is highly recommended to fully appreciate the accommodation and potential on offer.

TENURE

The property is **Freehold**

COUNCIL TAX

Band "A"



7 Howe Avenue, Blackpool

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.



7 Howe Avenue, Blackpool



Ground Floor



Floor 1



Approximate total area⁽¹⁾
675 ft²
62.8 m²

Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

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

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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