



**12 Margate Avenue , , Blackpool, FY4 3PF**

**Price: £130,000**

%epcGraph\_c\_1\_400%

- A Well Presented Two Bedroom Mid Terraced House
- Double Glazed And Gas Central Heated
- Spacious Living Area
- Open Plan Kitchen / Breakfast Room
- Separate Utility Area
- Three Piece Bathroom Suite
- Garden To Rear / Off Road Parking To Front
- Council Tax Band - B

**To view all of our properties visit [www.tigerestates.co.uk](http://www.tigerestates.co.uk)**

# 12 Margate Avenue , , Blackpool

## INTRODUCTION

This well-presented two-bedroom mid-terrace home is situated in a popular and convenient location, close to a range of local amenities as well as highly regarded primary and secondary schools.

The property offers a spacious lounge to the front and an open-plan kitchen/breakfast room to the rear, perfect for modern living and entertaining. A separate utility space adds valuable practicality and storage.

To the first floor, there are two good-sized bedrooms and a three-piece family bathroom suite.

Externally, the rear garden is designed for low maintenance, featuring a flagged patio area and planted borders, ideal for outdoor relaxation. The front of the property benefits from off-road parking with a dropped kerb for added convenience.

A superb opportunity for first-time buyers or those looking to downsize, early viewing is highly recommended.



## GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

### APPROXIMATE AGE OF THE PROPERTY

### TENURE

The property is **Freehold**

### COUNCIL TAX

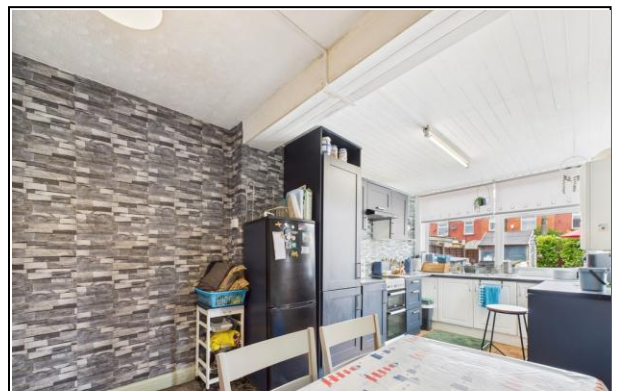
Band "B"

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

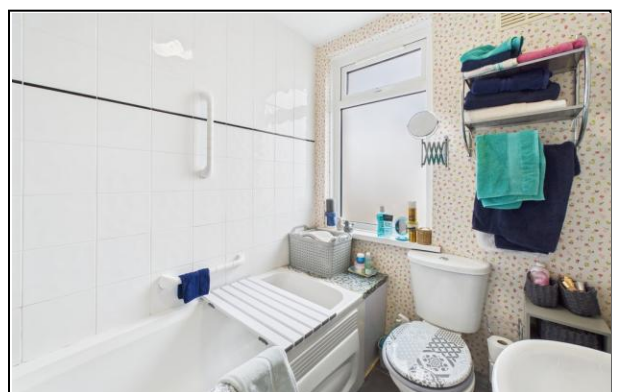
These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection 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



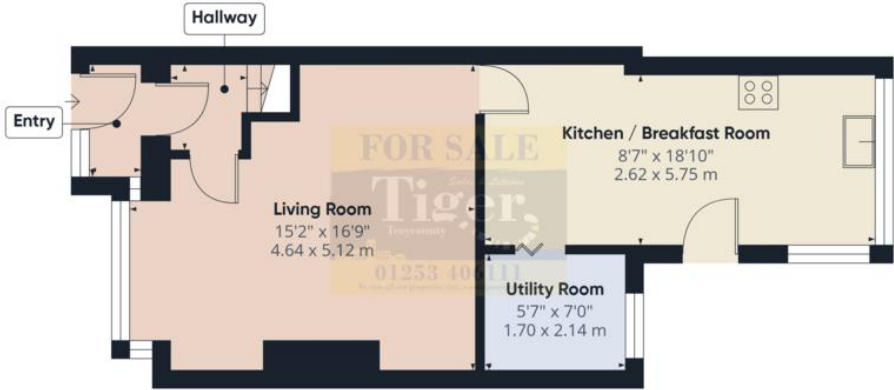
# 12 Margate Avenue, , Blackpool

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.

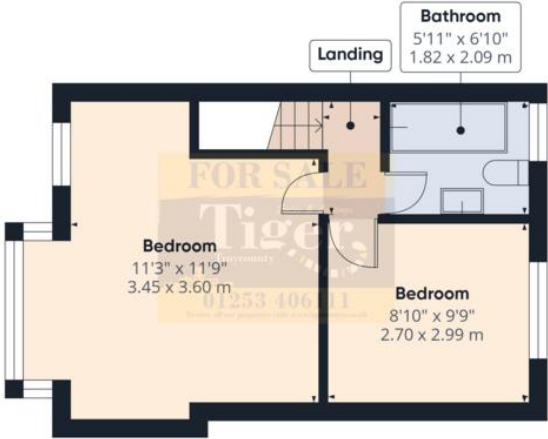
**18/08/2025**



# 12 Margate Avenue, , Blackpool



Ground Floor



Floor 1

Approximate total area<sup>m</sup>  
789 ft<sup>2</sup>  
73.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360