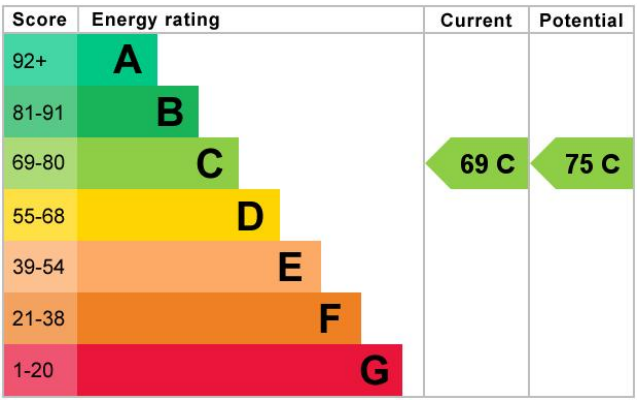
Tiger Sales & Lettings
Troycounty

Sales: 01253 406111
Lettings: 01253 627111
Fax: 01253 406119
E-mail: info@tigerestates.co.uk
Web: www.tigerestates.co.uk



36b Kingston Avenue, Blackpool, FY4 2QA

Price: £85,000



- Two Bedroom First-Floor Flat
- Popular And Well-Connected Location
- Spacious And Welcoming Lounge
- Fitted Kitchen / Modern Shower Room
- No Onward Chain Delay
- Front Garden And On-Street Parking
- Close To Local Shops, Amenities And Transport Links
- Council Tax Band - A

36b Kingston Avenue, Blackpool, FY4 2QA

INTRODUCTION Situated in a popular and well-connected location, this well-proportioned first-floor flat offers comfortable accommodation, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The property briefly comprises a welcoming lounge, a fitted kitchen, two bedrooms and a modern shower room. The interior benefits from plenty of natural light, creating a bright and airy feel throughout.

Externally, the property enjoys a front garden, providing a pleasant outdoor space to relax and unwind, along with convenient on-street parking.

Ideally positioned close to a range of local shops, amenities and transport links, the property offers easy access to everyday essentials and surrounding areas.

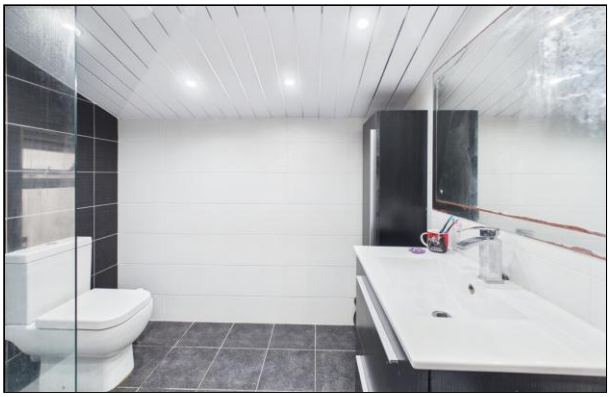
Early viewing is highly recommended to appreciate the accommodation and convenient location on offer.











TENURE
The property is **Leasehold**

COUNCIL TAX
Band **A**

ANNUAL COUNCIL TAX AMOUNT
£1675.48

BROADBAND COVERAGE
We are advised that the property can obtain

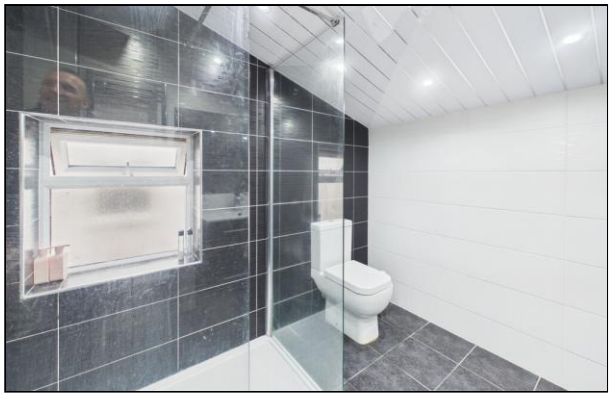
MOBILE DATA
We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage https://www.ofcom.org.uk/mobile-coverage-checker

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.

10/11/2026

36b Kingston Avenue, Blackpool, FY4 2QA





36b Kingston Avenue, Blackpool, FY4 2QA



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