



Langdale Road , , Blackpool, FY4 4RR

Price: £70,000

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- Chain Free - Modern Ground Floor Apartment
- Spacious Open Plan Lounge Kitchen Area
- French Doors Opening Onto Communal Garden Area
- Three Piece Family Bathroom, Double Glazing
- Allocated Parking, Intercom Security
- Viewing Recommended
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COMMUNAL ENTRANCE Communal entrance with a secure door entry system and stairs leading to all floors.

ENTRANCE HALL Entrance via hardwood door. Secure door entry intercom system. Vinyl flooring. Built in storage cupboard. Double panel radiator. Smoke alarm.

OPEN PLAN KITCHEN/LOUNGE 9' 8" x 24' 9" (2.97m x 7.55m) UPVC double glazed French doors to the front elevation. The kitchen area features a range of eye and base level units with work surfaces and matching upstands. Stainless steel sink and drainer unit with a chrome mixer tap. Integrated electric oven with four ring electric hob and stainless steel overhead extractor hood. Space for a freestanding fridge freezer. Plumbed for a washing machine.

BEDROOM ONE 13' 8" x 10' 4" (4.19m x 3.15m) Double glazed window to front, fitted carpet and storage heater.

BATHROOM Features a three piece suite in white comprising of a low flush WC, pedestal hand wash basin and a panelled bath with overhead shower. Part tiled elevations and chrome heated towel heater.

EXTENRAL Communal gardens are on offer along with allocated parking.



GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

TENURE

The property is **Freehold**

COUNCIL TAX

Band ""

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

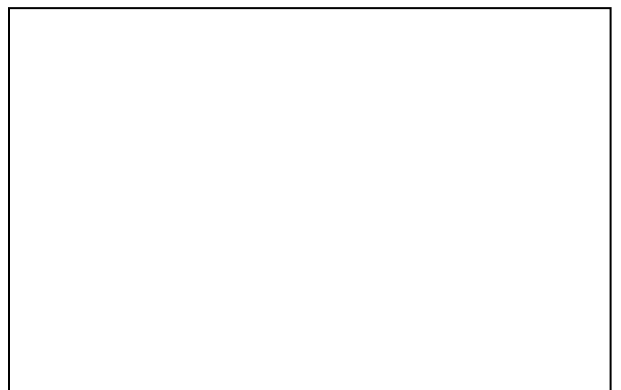
PLEASE NOTE

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

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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.

05/06/2023



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Ground Floor

