



Cherry Tree Road, Marton, Blackpool, FY4 4PF
Starting Bid £95,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- For Sale by Online Auction
- Extended 4 Bed Semi-Detached House
- NO CHAIN
- Garage, Driveway & Good-Sized Garden
- Ideal First Time Buy
- Ground Floor Bedroom/Toilet
- Circa 12% Rental Yield (based on starting price)
- Close to Good Schools, Motorway Links & Amenities

Cherry Tree Road, Blackpool

For Sale by Online Auction with a Starting Bid of £95,000. An Extended 4 Bedroom Semi-Detached House with NO CHAIN. Unbelievably Good Value for Money - Be Quick to View! T&Cs Apply.

Situated in a popular residential area, close to local amenities, good schools, transport links and supermarkets is this spacious/extended four-bedroom semi-detached house offering NO CHAIN.

Accommodation briefly comprises; hallway, lounge, downstairs bedroom/toilet, kitchen, laundry room, three bedrooms and a family bathroom. In addition, the property benefits from gas central heating, double glazing, a driveway, small garage (partitioned to create additional bedroom) and a good-sized garden to the rear.

This will appeal to a range of buyers including those looking for their first home and buy-to-let investors looking for a good return on investment. Call us now for details to avoid missing out.

HALLWAY

3' 10" x 3' 0" (1.17m x 0.91m)

LIVING ROOM

13' 9" x 12' 3" (4.19m x 3.73m)

KITCHEN

10' 2" x 15' 2" (3.1m x 4.62m)

LAUNDRY ROOM

8' 8" x 9' 5" (2.64m x 2.87m)

DOWNSTAIRS BEDROOM/BEDROOM 4

16' 6" x 11' 3" (5.03m x 3.43m)

DOWNSTAIRS W.C.

4' 9" x 3' 7" (1.45m x 1.09m)

LANDING

3' 6" x 3' 7" (1.07m x 1.09m)

BEDROOM ONE

13' 6" x 8' 0" (4.11m x 2.44m)

BEDROOM TWO

10' 6" x 8' 10" (3.2m x 2.69m)

BEDROOM THREE

6' 5" x 6' 10" (1.96m x 2.08m)

BATHROOM

6' 9" x 6' 0" (2.06m x 1.83m)

OUTSIDE

Driveway for several vehicles to the front leading to a small garage (which has been partitioned to create the 4th bedroom) Good sized easy maintenance garden to the rear, flagged.



Cherry Tree Road, Blackpool

TENURE

The property is **Freehold**

COUNCIL TAX

Band "**A**"

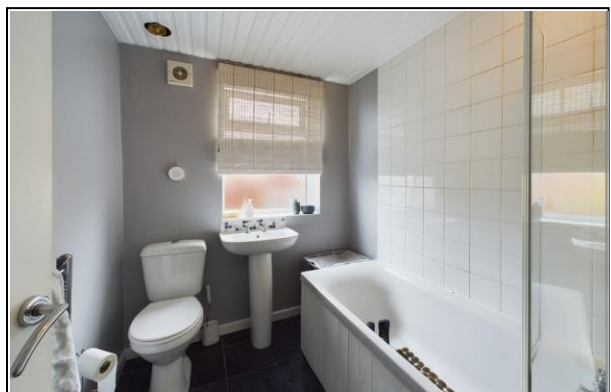
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

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

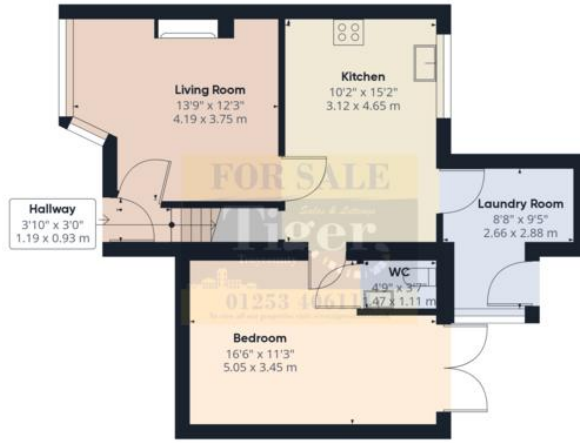
PLEASE NOTE

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 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.

22/04/2024



Cherry Tree Road, Blackpool



Ground Floor



Floor 1



Approximate total area⁽¹⁾
918.63 ft²
85.34 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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