



73 North Park Drive , , Blackpool, FY3 8NH

Price: £495,000

| Energy Efficiency Rating | | Current | Potential |
|--|----------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 72 |
| (55-68) | D | | |

- Six Bedroom Detached Property
- Overlooking Stanley Park Golf Course
- On The Sought After North Park Drive
- Large Private Rear Garden
- Three Reception Rooms With Additional Snooker Room
- Viewing Comes Highly Recommended
- 360 Virtual Tour Available
- No Onward Chain Delay

73 North Park Drive , , Blackpool

Tiger Estates are now in receipt of an offer for the sum of £601,000 for 73 North Park Drive, Blackpool, FY3 8NH. Anyone wishing to place an offer on this property should contact, Tiger estates, 11-13 Whitegate Drive, Blackpool, FY3 9AA, 01253 406111 before exchange of contracts.

Tiger Estates Are Delighted To Introduce This Remarkable Six Bedroom Detached Property On The Sought After North Park Drive.

Occupying One Of Blackpool's Most Prestigious Positions, Overlooking The Popular Stanley Park Golf Course. This Imposing Residence Is Bursting With Character, Space And Has Huge Potential.

This Magnificent Home Comes Complete With Generous Living Throughout Starting With The Spacious Wood Panelled Entrance Hall, Three Large Reception Rooms With An Additional Bar And Snooker Room To The Rear, A Large Kitchen, Six Bedrooms, Three Bathrooms And A Garage With Adjoining Utility Room.

Externally The Property Is Perched Above The Sloped Driveway And To The Rear There Is A Excellent Sized Private Garden With An Abundance Of Established Trees Surrounding Each Side.

To Top It Off This One Of A Kind Home Comes Available With The Convenience Of No Onward Chain Delay.

For Your Viewing Call Tiger Estates Today Or Visit Our 360 Virtual Tour For A Closer Look.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

TENURE

The property is **Freehold**

COUNCIL TAX

Band "H"

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 |



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| | | | |
|---|----------|----------|----------|
| 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.

18/12/2024



