



378 Highfield Road , , Blackpool, FY4 3JX

Price: £210,000

%epcGraph_c_1_400%

- A Wonderful 2 Bedroom Semi Detached Bungalow
- Double Glazed And Gas Central Heated
- Modern Bathroom Suite
- Fully Boarded Loft Space Offering Huge Potential
- Gardens Front And Rear
- Off Road Parking & Garage
- Close For Local Shops
- Sold With No Onward Chain Delay

To view all of our properties visit www.tigerestates.co.uk

378 Highfield Road , , Blackpool

INTRODUCTION

Tiger Sales are delighted to introduce this spacious 2 bedroom semi detached bungalow with the added benefit of a fully boarded loft space. Offering good size rooms throughout along with a modern bathroom suite, off road parking, driveway and garage. Positioned in a very popular area and lending itself close to local amenities and motorway access. Sold with no onward chain delay making it perfect for the quick move.

The property briefly comprises of a spacious main lounge with a double glazed bay window to front elevation, fire with feature surround, ceiling light and fitted carpet.

There are two bedrooms both with fitted wardrobes, double glazed windows, ceiling lights. The smaller of the two rooms has a fitted pull down, ideal for last minute guests and also making full use of the room.

The kitchen is fitted with a range of matching wall and base units with complementary work surfaces, space for freestanding appliances, double glazed window and door to rear garden.

There is a modern four piece bathroom suite comprising of panelled bath, corner shower with glass enclosure, low flush WC, wash hand basin, tiled from floor to ceiling, recessed spotlights and double glazed window to rear elevation.

Externally to the rear there is a good size garden with an artificial lawn, planted borders, secure side access and single garage. The front has a wall enclosure with double gates allowing room for off road parking.



GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

TENURE

The property is **Freehold**

COUNCIL TAX

Band **"C"**

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

378 Highfield Road, , Blackpool

F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

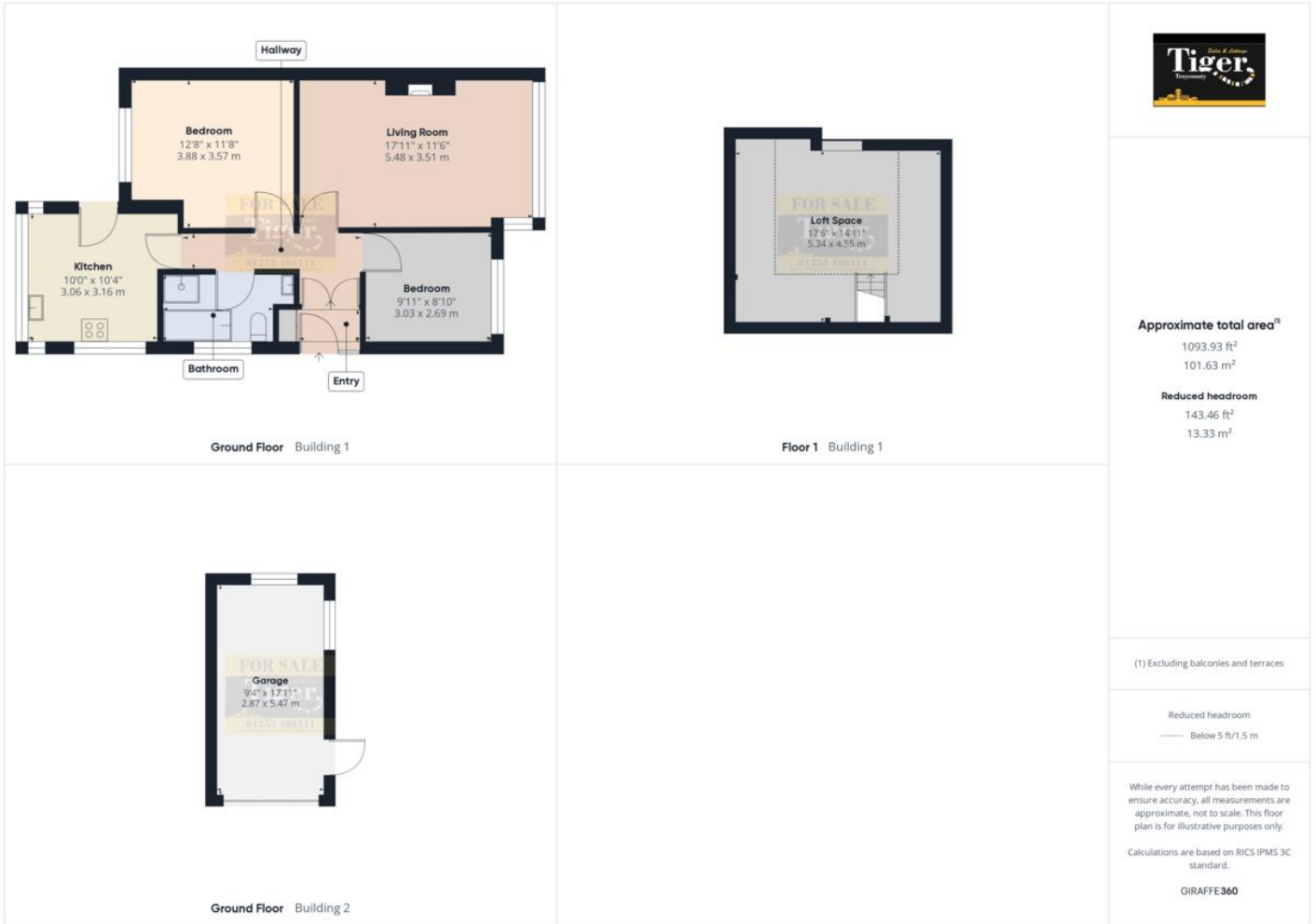
PLEASE NOTE

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.

17/12/2024



378 Highfield Road, , Blackpool



Approximate total area⁽¹⁾

1093.93 ft²
101.63 m²

Reduced headroom

143.46 ft²
13.33 m²

(1) Excluding balconies and terraces

Reduced headroom
— Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360