



20 Freeman Street , , Blackpool, FY4 4FW

Price: £184,950

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- An Immaculate Two Bedroom Semi Detached Home
- Double Glazed And Gas Central Heated
- Spacious Living Area
- Open Plan Kitchen / Breakfast Room
- Additional Downstairs WC
- Off Road Parking To Front
- Ideal First Time Buy
- Viewing Recommended

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INTRODUCTION

Immaculate Two-Bedroom Semi-Detached Home in a Highly Sought-After Location

Nestled within the prestigious Rowland Homes development, this beautifully presented two-bedroom semi-detached house offers an exceptional opportunity for first-time buyers and those looking to downsize. Boasting a modern and stylish interior, this home is move-in ready and provides spacious living areas, contemporary finishes, and practical features to suit a variety of lifestyles.

The spacious lounge is tastefully decorated, offering a comfortable setting to relax and entertain, while large windows allow for plenty of natural light to flood the space. Additional downstairs WC with wash hand basin makes for extra convenience.

The modern fitted kitchen is well-equipped with a range of high-quality units, ample worktop space, and integrated appliances, creating a functional and stylish area for cooking and dining.

Upstairs, you will find two well-proportioned bedrooms, both offering generous space, neutral décor, and ample storage options. The family bathroom is finished to a high standard, featuring a sleek three-piece suite with a bathtub and overhead shower.

Externally, the property benefits from off-road parking, ensuring convenience and security, while the private rear garden provides a fantastic outdoor space, perfect for relaxing, entertaining, or family activities.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

Modern

TENURE

The property is **Freehold**

COUNCIL TAX

Band "B"

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



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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.

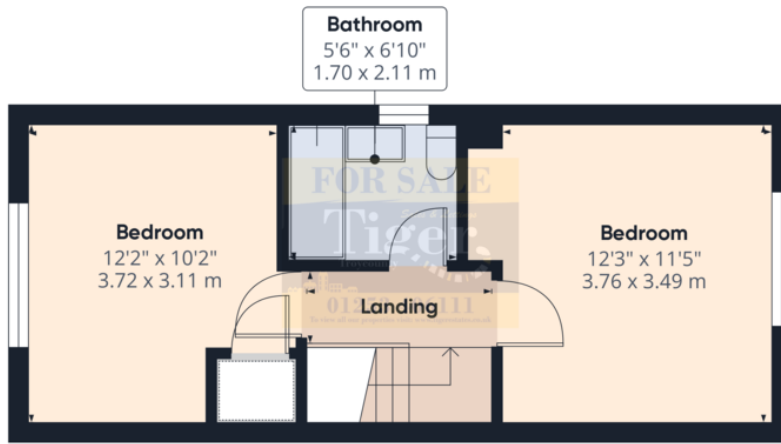
05/02/2025



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Ground Floor



Floor 1

Approximate total area⁽¹⁾

689.23 ft²
64.03 m²

Reduced headroom

12.06 ft²
1.12 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.

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