




**Levens Grove, Blackpool, FY1 5PP**  
**Starting Bid £80,000**

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

- For Sale by Online Auction
- Deceptively Large Property
- Two Reception Rooms
- Two Bathrooms
- Loft Room
- Close To Shops and Transport Links
- No Onward Chain Delay
- Viewing By Appointment Only

# Levens Grove, Blackpool

**For Sale by Online Auction with a Starting Bid of £80,000. Terms & Conditions Apply. See WebbMove for all of the auction details.**

A deceptively spacious three bedroom semi-detached house occupying a large corner plot in a convenient location close to all local amenities including shops, schools and transport links including the M55 motorway. Improvement works are required which has been reflected in the price, but once done, the property would be a great family home or investment opportunity. Offering NO CHAIN, accommodation briefly comprises; lounge, dining room, kitchen, large kitchen diner, utility, three bedrooms, two bathrooms, and loft room. Good sized gardens surround the property. Call us now for your viewing.

## **VESTIBULE**

4' 9" x 3' 4" (1.45m x 1.04m)

## **HALLWAY**

3' 4" x 3' 1" (1.02m x 0.96m)

## **LOUNGE**

12' 6" x 13' 10" (3.81m x 4.22m)

## **DINING ROOM**

12' 11" x 16' 1" (3.94m x 4.9m)

## **KITCHEN DINER**

14' 5" x 9' 4" (4.39m x 2.84m)

## **UTILITY**

6' 11" x 3' 11" (2.11m x 1.21m)

## **LANDING**

19' 3" x 2' 8" (5.87m x 0.81m)

## **BEDROOM ONE**

10' 1" x 13' 10" (3.09m x 4.24m)

## **BEDROOM TWO**

12' 11" x 10' 8" (3.95m x 3.26m)

## **BEDROOM THREE**

8' 3" x 13' 7" (2.53m x 4.15m)

## **BATHROOM ONE**

6' 11" x 4' 10" (2.12m x 1.48m)

## **BATHROOM TWO**

5' 6" x 10' 6" (1.68m x 3.21m)

## **SECOND FLOOR LANDING**

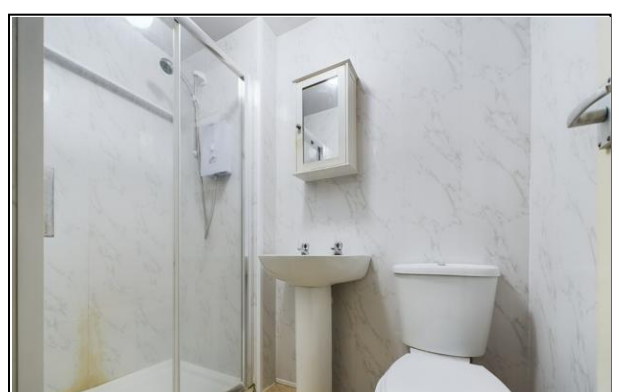
11' 4" x 9' 6" (3.46m x 2.92m)

## **LOFT ROOM**

14' 4" x 9' 2" (4.39m x 2.80m)

## **GARDENS**

Gardens surround the property with a good sized yard to the rear.





# Levens Grove, 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
<b>A</b>	<b>£1104.47</b>	<b>£1170.70</b>	<b>£1218.16</b>
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.

**08/01/2024**



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