



Gorton Street, Blackpool, FY1 3HP

Starting Bid £49,500

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- For Sale by Online Auction
- Spacious Throughout
- Dining Kitchen
- Two Double Bedrooms
- Ideal Buy-to-Let
- Close to Blackpool Town Centre

Gorton Street, Blackpool

For Sale by Online Auction with a Starting Bid of £55,000. Terms & Conditions Apply. A Spacious Two Bedroom Garden Terraced House with Two Receptions & NO CHAIN. Situated close to Blackpool Town Centre which is currently undergoing a major multi-million pound regeneration project.

The property does require refurbishment cosmetic improvement throughout which has been reflected in the asking price. Being an ex-rental, it benefits from a valid EICR and gas safety certificate.

Visit Webbmove for all of the Auction Details.

HALLWAY

15' 2" x 3' 2" (4.63m x 0.97m)

LOUNGE

14' 6" x 11' 8" (4.44m x 3.57m)

KITCHEN

14' 10" x 10' 5" (4.53m x 3.19m)

UNDER STAIRS STORAGE

6' 10" x 2' 8" (2.10m x 0.82m)

BEDROOM ONE

12' 3" x 9' 9" (3.75m x 2.99m)

BEDROOM TWO

11' 3" x 8' 3" (3.45m x 2.52m)

BATHROOM

9' 2" x 6' 7" (2.81m x 2.01m)

YARD TO REAR

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



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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.

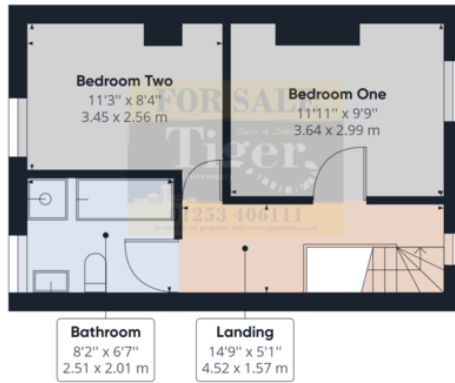
13/11/2023



Gorton Street, Blackpool



Ground Floor



Floor 1

Approximate total area⁽¹⁾

707.66 ft²
65.74 m²

Reduced headroom

10.87 ft²
1.01 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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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