



Kent Road, Blackpool, FY1 5HH
Starting Bid £67,500

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 74 |
| (55-68) | D | | |
| (39-54) | E | 45 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |

- For Sale by Online Auction
- Spacious Throughout
- NO CHAIN
- Convenient Location
- Close to Amenities
- Double Glazing
- Gas Central Heating
- Good Sized Yard

Kent Road, Blackpool

For Sale by Online Auction with a Starting Bid of £67,500. Terms & Conditions Apply. Deceptively spacious two bedroom terraced house situated in a convenient location, close to amenities and transport links.

HALLWAY

14' 9" x 11' 2" (4.52m x 3.42m)

LOUNGE

14' 9" x 11' 2" (4.52m x 3.42m)

DINING ROOM

13' 7" x 11' 7" (4.15m x 3.54m)

KITCHEN

9' 2" x 8' 2" (2.80m x 2.49m)

STAIRS & LANDING

BEDROOM ONE

15' 1" x 13' 0" (4.62m x 3.98m)

BEDROOM TWO

8' 0" x 8' 1" (2.45m x 2.47m)

YARD

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 |



Kent Road, Blackpool

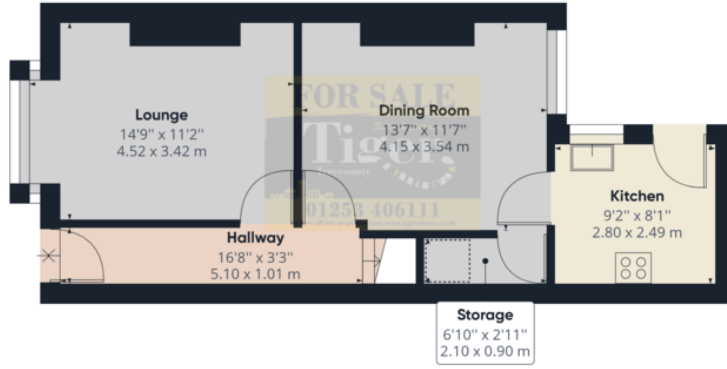
PLEASE NOTE

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.

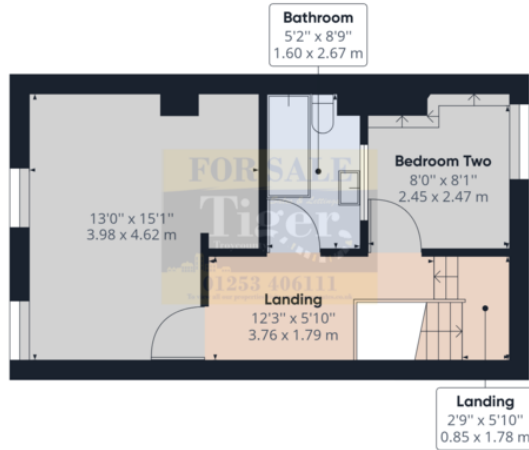
04/08/2023



Kent Road, Blackpool



Ground Floor



Floor 1

Approximate total area⁽¹⁾

831.29 ft²
77.23 m²

Reduced headroom

6.68 ft²
0.62 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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