



**Egerton Road, Blackpool, FY1 2NN**

**Starting Price £100,000**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

- For Sale by Online Auction
- Let at £950PCM
- 11%+ Yield (based on Starting Price)
- A BARGAIN
- Two Bathrooms & Separate W.C.
- Lounge, Kitchen, Dining & Utility
- Quality Standard Throughout
- Early Viewing Advised

# Egerton Road, Blackpool

For Sale by Online Auction with a Starting Bid of £100,000. LET AT £950PCM! Terms & Conditions Apply. Outstanding FIVE BEDROOM House Sold with Tenants in-Situ, offering deceptively spacious living accommodation throughout. It must be viewed to be appreciated but accommodation briefly comprises; lounge, ground floor bedroom, dining room, modern fitted kitchen, 2 utility rooms to the rear, a bathroom, a shower room and a further four bedrooms to the first floor.

## VESTIBULE

4' 2" x 4' 1" (1.29m x 1.27m)

## HALLWAY

22' 1" x 5' 7" (6.75m x 1.71m)

## LOUNGE

15' 7" x 12' 4" (4.77m x 3.76m)

## BEDROOM ONE

13' 6" x 11' 0" (4.12m x 3.37m)

## DINING ROOM

13' 8" x 10' 11" (4.18m x 3.34m)

## MODERN FITTED KITCHEN

11' 0" x 8' 1" (3.36m x 2.47m)

## UTILITY ROOM 1

7' 4" x 3' 5" (2.25m x 1.06m)

## UTILITY ROOM 2

6' 10" x 7' 4" (2.09m x 2.25m)

## STAIRS & LANDING

## BEDROOM TWO

9' 6" x 6' 5" (2.90m x 1.98m)

## BEDROOM THREE

8' 10" x 12' 10" (2.70m x 3.92m)

## BEDROOM FOUR

13' 6" x 10' 11" (4.13m x 3.33m)

## BEDROOM FIVE

11' 1" x 9' 8" (3.40m x 2.95m)

## SEPARATE W.C.

5' 5" x 3' 5" (1.66m x 1.06m)

## BATHROOM

6' 5" x 7' 3" (1.96m x 2.23m)

## BATHROOM 2

9' 6" x 7' 5" (2.91m x 2.27m)

## OUTSIDE

Small front garden.

Yard to rear.



# Egerton Road, Blackpool

## TENURE

The property is **Freehold**

## COUNCIL TAX

Band "**B**"

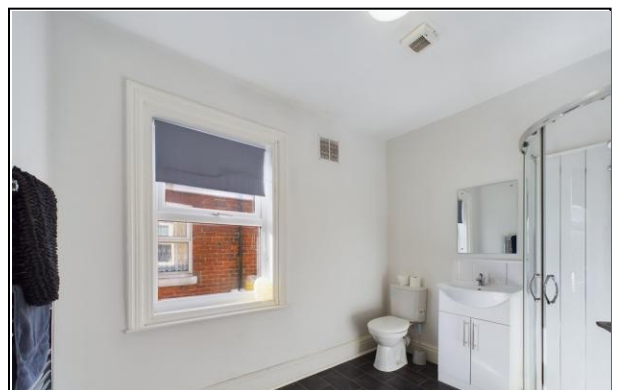
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
<b>B</b>	<b>£1288.54</b>	<b>£1365.82</b>	<b>£1421.19</b>
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.

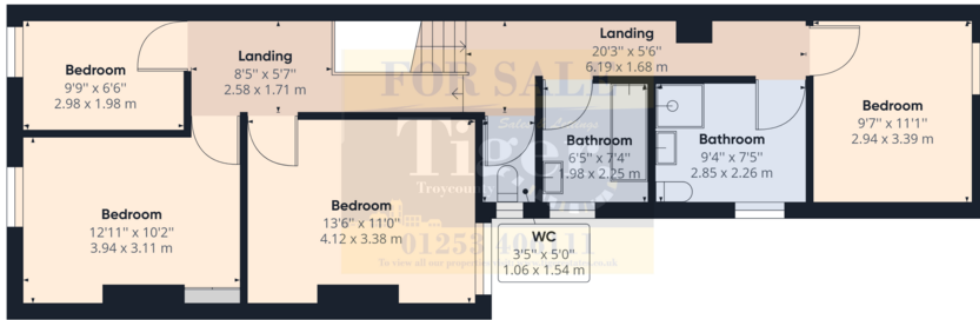
16/02/2024



# Egerton Road, Blackpool



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1495.72 ft<sup>2</sup>  
138.96 m<sup>2</sup>

**Reduced headroom**

6.16 ft<sup>2</sup>  
0.57 m<sup>2</sup>

(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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