



**Leckhampton Road, Blackpool, FY1 2NB**  
**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>		79
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- For Sale by Online Auction
- NO CHAIN
- Large Three Bed Semi Detached House
- Two Reception Rooms
- Work Required, Mainly Damp Proofing
- Good Sized Rear Garden
- Well Priced
- Likely to Sell Quickly

# Leckhampton Road, Blackpool

**\*\*For Sale by Online Auction with a Starting Bid of £80,000. T&Cs Apply\*\***

A spacious three bedroom semi-detached house situated in a popular family location, close to good schools, transport links, amenities and handy for both the promenade and Blackpool Town Centre. Offering NO CHAIN, the property is very attractively priced and briefly comprises; vestibule, large entrance hallway, two spacious reception rooms, fitted kitchen, three bedrooms, a family bathroom and good-sized gardens to front and rear. Works including damp proofing are required but they have been reflected in the price and viewings are available immediately.

## **VESTIBULE**

3' 3" x 3' 6" (1m x 1.08m)

## **LARGE ENTRANCE HALLWAY**

12' 7" x 7' 4" (3.86m x 2.26m)

## **SPACIOUS LOUNGE**

14' 7" x 11' 9" (4.45m x 3.59m)

## **DINING ROOM**

15' 2" x 11' 8" (4.63m x 3.58m)

## **KITCHEN**

8' 7" x 7' 4" (2.64m x 2.26m)

## **STAIRS & LANDING**

## **BEDROOM ONE**

14' 7" x 11' 9" (4.47m x 3.60m)

## **BEDROOM TWO**

15' 5" x 11' 9" (4.70m x 3.60m)

## **BEDROOM TWO**

7' 8" x 7' 5" (2.36m x 2.28m)

## **BATHROOM**

8' 2" x 7' 4" (2.50m x 2.26m)

## **GARDENS**

Garden to front.

Good sized garden to rear.

## **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.



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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

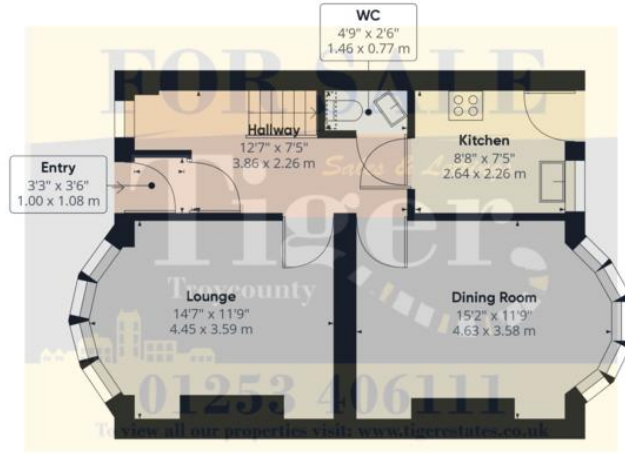
## PLEASE NOTE

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21/12/2023



# Leckhampton Road, Blackpool



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

976.99 ft<sup>2</sup>  
90.77 m<sup>2</sup>

**Reduced headroom**

1.56 ft<sup>2</sup>  
0.14 m<sup>2</sup>

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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