



**Counce Street, Blackpool, FY1 3NE**

**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>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	38	
(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
- Two Self Contained Flats
- Additional Basement & Off-Road Parking To Rear
- Close To Blackpool Town Centre
- Popular Rental Area
- No Onward Chain Delay
- 360 Virtual Tour Available
- Once Improved, Rental Income Circa £13k PA



# Counce Street, Blackpool

For Sale by Online Auction with a Starting Bid of £80,000. Terms & Conditions Apply. Tiger Estates Introduce To The Market This Mid-Terraced Property Split Into Two Self Contained Flats With A Basement And Off Road Parking To The Rear, Ideally Located Close To Blackpool Town Centre, The Main Focus of Blackpool's £300M+ Regeneration Project.

Modernisation is required in the property which has been reflected in the price, but once improved, the building could achieve a rental value of circa £13,000 per annum.

For Your Viewing Call Tiger Estates Today Or Visit Our 360 Virtual Tour For A Closer Look.

## COMMUNAL HALLWAY

## STAIRS TO BASEMENT

## GROUND FLOOR FLAT 1

### LOUNGE

13' 4" x 12' 10" (4.06m x 3.91m)

### BEDROOM

12' 0" x 11' 4" (3.66m x 3.45m)

### KITCHEN

9' 10" x 11' 10" (3m x 3.61m)

### UTILITY ROOM

7' 2" x 5' 11" (2.18m x 1.8m)

### BATHROOM

7' 2" x 5' 7" (2.18m x 1.7m)

## FIRST FLOOR FLAT

### HALLWAY

### LOUNGE

13' 4" x 10' 1" (4.06m x 3.07m)

### KITCHEN

10' 1" x 7' 3" (3.07m x 2.21m)

### BEDROOM

12' 5" x 11' 11" (3.78m x 3.63m)

### BATHROOM

6' 11" x 8' 8" (2.11m x 2.64m)

## OFF STREET PARKING

To the rear of the property.

## TENURE

The property is **Freehold**



# Caunce Street, Blackpool

## COUNCIL TAX

Band "A"

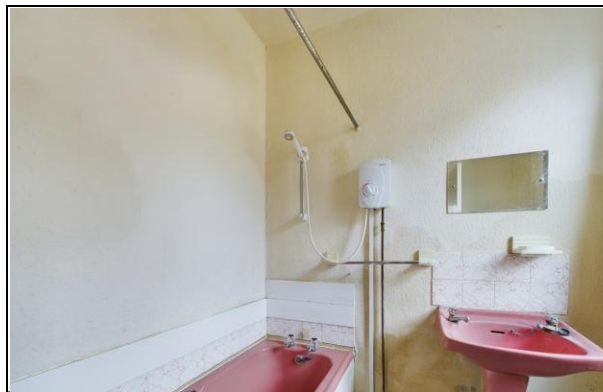
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	<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

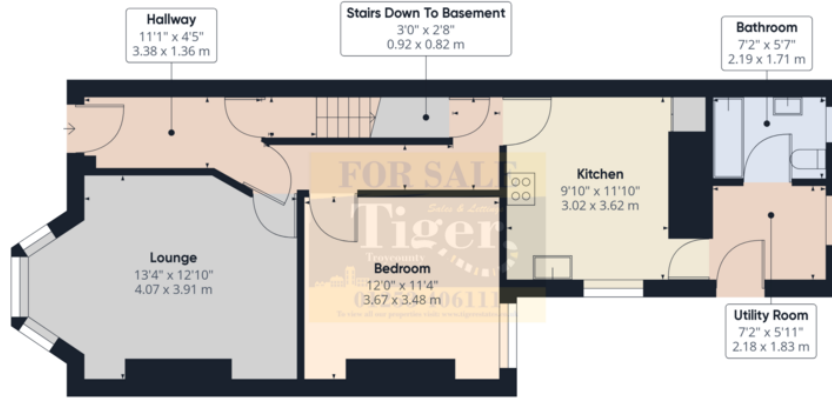
## PLEASE NOTE

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.

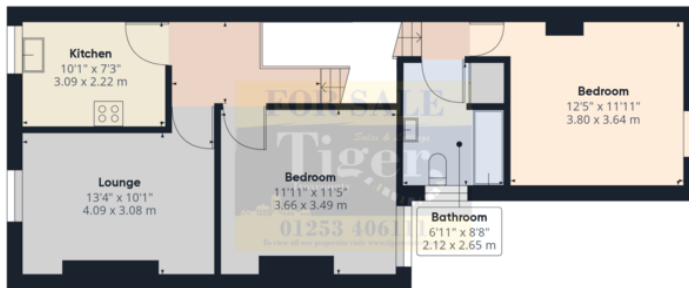
26/03/2024



# Counce Street, Blackpool



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1288.88 ft<sup>2</sup>  
119.74 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360