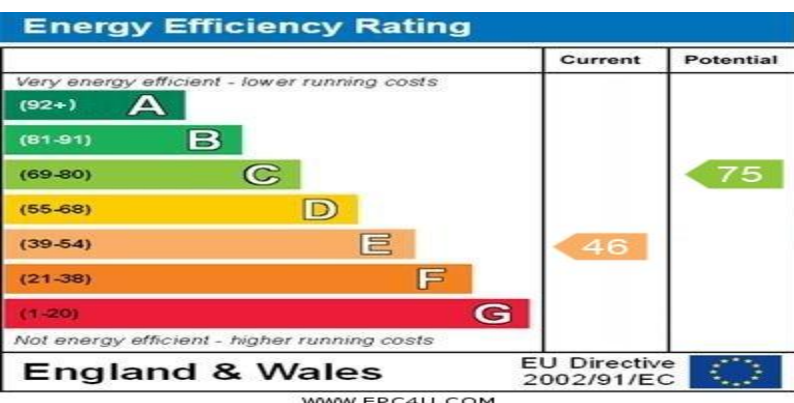




**Park Road, Blackpool, FY1 4JQ**

**Starting Bid £200,000**



- For Sale by Online Auction
- Two Large 4 Bed/2 Rec Houses
- Ideal for Conversion to Flats (STPP)
- Possible Projected Income Circa £50,000 PA
- Extensive Parking Area to Rear
- Great Views of Blackpool Tower
- Close to the £300M Regeneration Project
- NO CHAIN & Viewings Available

# Park Road, Blackpool

For Sale by Online Auction with a Starting Bid of £200,000. Terms & Conditions Apply. Please see WebbMove for all or the auction details.

A very rare opportunity to purchase TWO SUBSTANTIAL 4 BED HOUSES in an excellent position on Park Road, close to Blackpool Town Centre which is the focus of the circa £300M regeneration project. There is also a great view of Blackpool Tower from the rear of the property.

The properties total approximately 3000 sq. ft. of floorspace and are ideal for variety of uses including those looking to buy a large property for several families, conversion to care home, an amazing Airbnb opportunity, two individual good sized terraced houses or conversion to flats (all STPP). The estimated income for 8 flats in this location would be circa £50,000 per annum.

To the rear of the property is a huge accessible yard which would provide ample parking.

37 Park Road requires significant cosmetic updating which has been reflected in the price, but it has been well maintained. 39 Park Road has undergone improvement works including heating and electrical upgrades.

## **37 PARK ROAD**

### **ENTRANCE HALLWAY**

### **LOUNGE**

12' 11" x 13' 9" (3.94m x 4.19m)

### **DINING ROOM**

12' 8" x 11' 11" (3.86m x 3.63m)

### **KITCHEN/DINER**

25' 2" x 9' 7" (7.67m x 2.92m)

### **SUN ROOM**

16' 4" x 10' 2" (4.98m x 3.1m)

### **STAIRS & LANDING**

### **BEDROOM ONE**

12' 11" x 12' 7" (3.94m x 3.84m)

### **BEDROOM TWO**

12' 9" x 13' 11" (3.89m x 4.24m)

### **BEDROOM THREE**

9' 7" x 7' 0" (2.92m x 2.13m)

### **BEDROOM FOUR**

13' 1" x 9' 9" (3.99m x 2.97m)

### **BATHROOM**

7' 8" x 6' 7" (2.34m x 2.01m)

### **W.C.**

2' 11" x 4' 9" (0.89m x 1.45m)



# Park Road, Blackpool

## 39 PARK ROAD

### ENTRANCE HALLWAY

### LOUNGE

12' 10" x 13' 8" (3.91m x 4.17m)

### DINING ROOM

12' 10" x 12' 5" (3.91m x 3.78m)

### KITCHEN/DINER

15' 1" x 9' 6" (4.6m x 2.9m)

### STAIRS & LANDING

### BEDROOM ONE

12' 11" x 11' 9" (3.94m x 3.58m)

### BEDROOM TWO

12' 10" x 14' 0" (3.91m x 4.27m)

### BEDROOM THREE

9' 10" x 7' 10" (3m x 2.39m)

### BEDROOM FOUR

8' 4" x 9' 5" (2.54m x 2.87m)

### BATHROOM

6' 4" x 6' 7" (1.93m x 2.01m)

### EXTENSIVE COURTYARD TO REAR

Providing ample off street parking.

### TENURE

The property is **Freehold**

### COUNCIL TAX

Each Property Band "**B**"

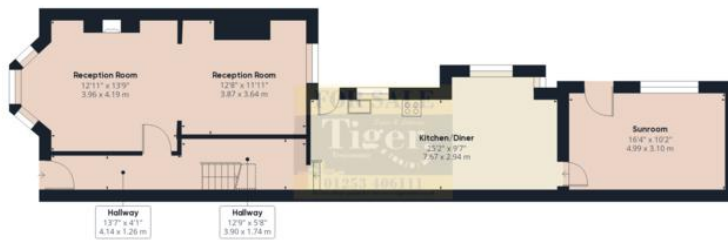
### PLEASE NOTE

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.

13/05/2024



# Park Road, Blackpool



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area<sup>(1)</sup>  
 2850.47 ft<sup>2</sup>  
 264.82 m<sup>2</sup>

Reduced headroom  
 28.45 ft<sup>2</sup>  
 2.64 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.

GIRAFFE 360