




Raymond Avenue, Blackpool, FY2 0TY
Starting Bid £80,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- For Sale by Online Auction
- Large Corner Plot
- Off Road Parking & Garage
- Additional Loft Room
- No Onward Chain Delay
- Below Market Value
- Modernisation Required
- Popular Residential Area

Raymond Avenue, Blackpool

For Sale by Online Auction with a Starting Bid of £80,000. T&Cs Apply. See WebbMove for all the Auction Details.

Occupying a large corner plot is this spacious two-bedroom semi-detached house which requires full modernisation but has been priced below market value to reflect this. The property is situated in a popular residential area, close to all local amenities including shops, good schools and bus routes. Once renovated, it would be the ideal home for a first-time buyer, or a buy-to-let investment with the estimated rent being circa £850PCM. Briefly comprises; entrance, spacious lounge, kitchen diner, two bedrooms and a family bathroom suite. Externally, generous sized gardens surround the property along with a driveway and a garage. Viewings available either in person or via our 360 virtual tour.

ENTRANCE

4' 0" x 3' 0" (1.22m x 0.91m)

LOUNGE

12' 0" x 10' 9" (3.66m x 3.28m)

KITCHEN/DINER

11' 0" x 14' 2" (3.35m x 4.32m)

BEDROOM ONE

12' 0" x 11' 1" (3.66m x 3.38m)

BEDROOM TWO

7' 0" x 8' 0" (2.13m x 2.44m)

BATHROOM

11' 0" x 5' 9" (3.35m x 1.75m)

LOFT ROOM

8' 0" x 12' 3" (2.44m x 3.73m)

EXTERNAL

Generous sized gardens to the front and side with a yard to the rear. There is also a driveway and garage.

TENURE

The property is **Freehold**



Raymond Avenue, Blackpool

COUNCIL TAX

Band "B"

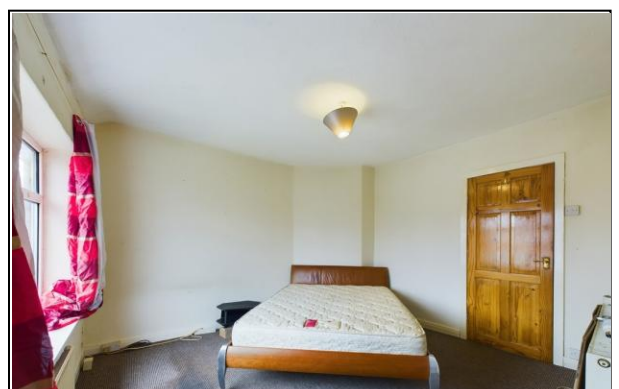
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£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.

14/11/2024



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