



**Osborne Road, Blackpool, FY4 1HJ**  
**Starting Bid £240,000**

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>		
(39-54) <b>E</b>	51	
(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	
www.EPC4U.COM		

Example EPC for Flat 1

- For Sale by Online Auction
- Block of 6 Apartments
- Income of Circa £28,000 P.A.
- Close to Blackpool Promenade
- Generally Well Maintained
- 11% Yield (Based on Starting Price)
- Mix of 1/2 Beds
- 360 Virtual Tour Available

# Osborne Road, Blackpool

A substantial BLOCK OF 6 APARTMENTS that has been generally well maintained by the present owner. Generating just over £28,000, this opportunity offers a generous yield of circa 11%\*. The apartments are a mix of 1 bedroom/2 bedrooms/maisonettes. The 360 virtual tour is available to view, and the floorplans will follow.

The property is situated in a popular residential area, a short stroll away from Blackpool Promenade and its popular tourist attractions including the Sandcastle Waterpark and Blackpool Pleasure Beach. Blackpool is also the focus of a significant multi-million-pound regeneration project which is already underway and once completed, should see property prices in the area increase.

\*based on the starting price

## FLAT 1 (MAISONETTE)

LOUNGE

KITCHEN

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

SHOWER ROOM



## FLAT 2 (MAISONETTE)

LOUNGE

KITCHEN

BATHROOM

BEDROOM (LOWER GROUND FLOOR)



## FLAT 3 (MAISONETTE)

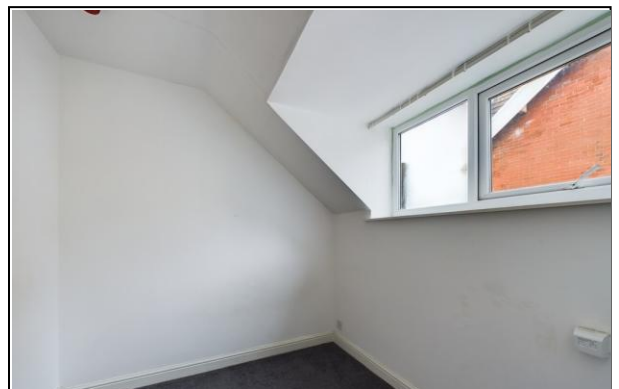
LOUNGE

KITCHEN

BATHROOM

FIRST FLOOR

BEDROOM



## FLAT 4

LOUNGE

BEDROOM

BATHROOM

KITCHEN





# Osborne Road, Blackpool

## FLAT 5

LOUNGE

KITCHEN

BEDROOM

BATHROOM

MEZZANINE BEDROOM



## FLAT 6

LOUNGE

BEDROOM ONE

BEDROOM TWO

KITCHEN

BATHROOM

OUTSIDE

Driveway to the front.  
Good sized yard to the rear allowing access for flats 2 and 3.

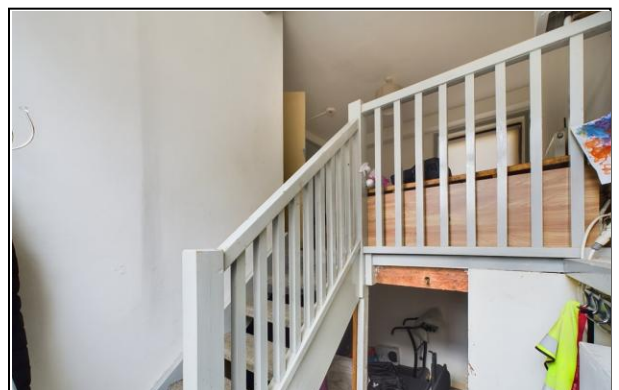
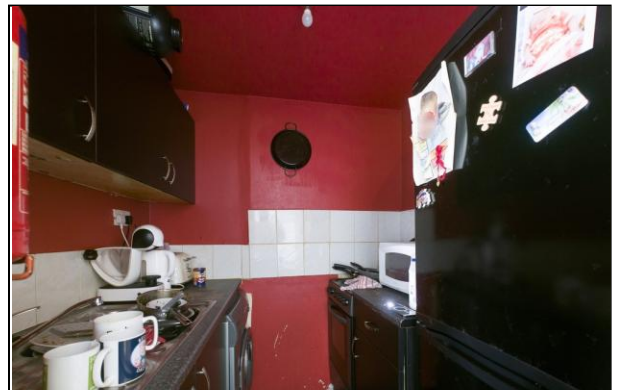
TENURE

The property is **Freehold**

**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.

**25/07/2024**



Osborne Road, Blackpool