



Peel Avenue, Blackpool, FY3 7AF
Starting Bid £50,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- For Sale by Online Auction
- Below Market Value
- Full Renovation Required
- Ideal Buy-to-Let Once Finished
- NO CHAIN
- Two Reception Rooms
- Projected Income c. £800PCM (once renovated)
- Good Sized Garden

Peel Avenue, Blackpool

For Sale by Online Auction with a Starting Bid of £50,000. Terms & Conditions Apply. See WebbMove for all the Auction Details.

****CASH BUYERS ONLY**** A spacious three-bedroom garden terraced house situated in a popular family location close to local amenities including shops, schools and transport links. The property needs renovation throughout, and significant cracking is evidence, albeit a survey/structural engineers report has not been carried out.

The property has been priced to sell and the works have been reflected in the price. Accommodation briefly comprises; hallway, lounge, kitchen, dining room, three good-sized bedrooms and a family bathroom. Once renovated the property would be an ideal buy-to-let investment with projected income being circa £800PCM. NO CHAIN - viewings are available NOW either in person or via our 360 virtual tour.

HALLWAY

12' 6" x 5' 8" (3.81m x 1.73m)

LOUNGE

13' 1" x 10' 1" (3.99m x 3.07m)

DINING ROOM

10' 10" x 10' 10" (3.3m x 3.3m)

KITCHEN

8' 0" x 6' 0" (2.44m x 1.83m)

LANDING

7' 8" x 3' 4" (2.34m x 1.02m)

BEDROOM ONE

13' 1" x 10' 10" (3.99m x 3.3m)

BEDROOM TWO

10' 11" x 10' 9" (3.33m x 3.28m)

BEDROOM THREE

6' 8" x 6' 4" (2.03m x 1.93m)

BATHROOM

7' 4" x 6' 7" (2.24m x 2.01m)

GARDENS

To front and rear.

BROADBAND

We are advised that the property can obtain Fibre to the Premises (FTTP)

MOBILE DATA

We are advised that you are likely to have mobile coverage.

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



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TENURE

The property is **Freehold**

COUNCIL TAX

Band **"A"**

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.

20/08/2024



Peel Avenue, Blackpool



Ground Floor



Floor 1



Approximate total area¹⁾
747.77 ft²
69.47 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360