



High Street, Blackpool, FY1 2DL
Starting Bid £60,000

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | | |
| 39-54 | E | 39 E | |
| 21-38 | F | | |
| 1-20 | G | | |

- For Sale by Online Auction
- A Modern Built Property
- Sold with a Tenant in-Situ
- Current Rental Income of £110PW
- Driveway
- Open Plan Kitchen
- Convenient for Blackpool Town Centre
- A Short Walk Away from Blackpool Promenade

High Street, Blackpool

For Sale by Online Auction with a Starting Bid of £60,000. See WebbMove for all the auction details.

A spacious and modern built end terraced property with the benefit of a driveway providing ample off-street parking. The property is an ideal buy-to-let investment opportunity as it is sold with a tenant in-situ who is currently paying £110PW. In addition, it would also make an excellent first time buy in the future, if the tenant were to vacate. Viewings available now either in person or via our 360 virtual tour.

The house is located within walking distance of Blackpool Town Centre, the focus of Blackpool's multi-million-pound regeneration project, as well as being a short walk away from the promenade and local amenities including shops.

ENTRANCE

LIVING AREA

14' 11" x 12' 5" (4.55m x 3.78m)

BEDROOM

11' 7" x 9' 4" (3.53m x 2.84m)

BATHROOM

6' 1" x 4' 11" (1.85m x 1.5m)

DRIVEWAY TO FRONT

TENURE

The property is **Freehold**

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.

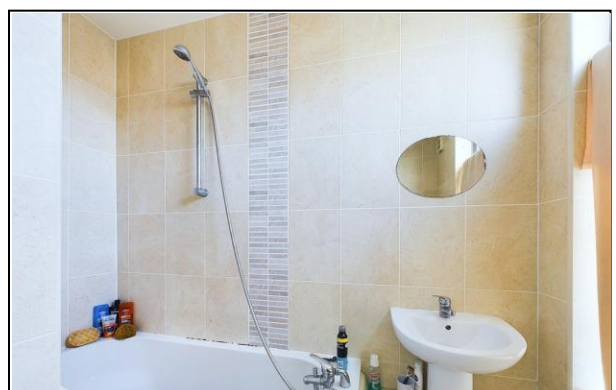
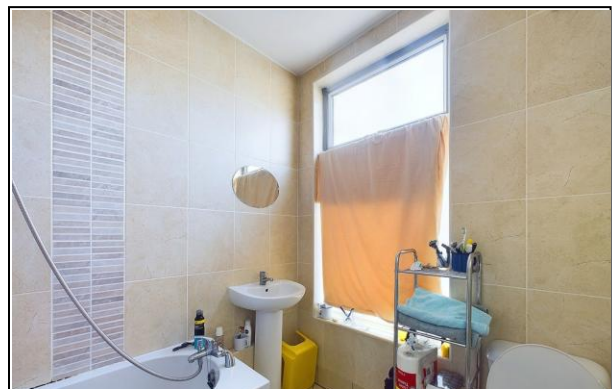
We would suggest that you also make your own enquiries as to Mobile Data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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 | £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 |



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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.

18/10/2024



High Street, Blackpool



Ground Floor



Floor 1



Approximate total area⁽¹⁾
407.96 ft²
37.9 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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