Tiger Sales & Lettings
Troycounty

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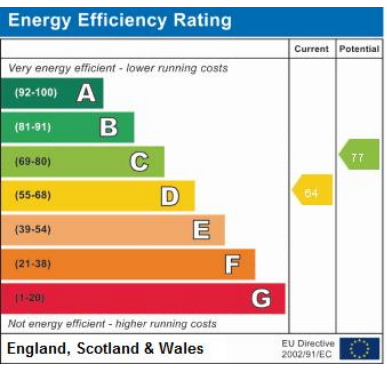
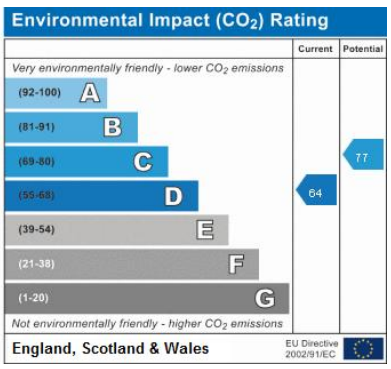
Newton Drive, Blackpool, FY3 8EP

Starting Bid £95,000





- For Sale by Online Auction
- Currently Let for £11,400 PA
- Close to Victoria Hospital & Stanley Park
- Well Below Market Value
- 12% Yield (based on starting price)
- Two Reception Rooms
- Well Proportioned Living
- Easy Maintenance Yard to Rear

Newton Drive, Blackpool

For Sale by Online Auction with a Starting Bid of £95,000. T&Cs Apply. See WebbMove for all of the Auction Details.

A spacious three-bedroom semi-detached house which is located in a sought-after position, close to Blackpool Victoria Hospital and the picturesque Stanley Park. Priced well below market value for a quick sale, the property is a ready-made investment opportunity as it is sold with good tenants in-situ who pay £850PCM / £11,400PA (currently under review). Based on the starting price, this is an attractive 12% gross yield.

At a glimpse, the property offers; hallway, spacious lounge, dining room, modern fitted kitchen, three good sized bedrooms and a modern bathroom suite. Externally is a driveway to the front and a large low maintenance yard to the rear. Additionally, there is a valid EICR and GSC in place, and the tenants are not in any rent arrears. Viewings are available NOW either in person or via our 360 virtual tour.

N.B. it is evident that the property has suffered from settlement although we are not aware of any surveys or structural engineer reports identifying the root of the issue.

ENTRANCE
3' 5" x 3' 2" (1.04m x 0.97m)

HALLWAY

LOUNGE
12' 4" x 11' 9" (3.76m x 3.58m)

KITCHEN
7' 5" x 11' 9" (2.26m x 3.58m)

PANTRY
4' 9" x 3' 0" (1.45m x 0.91m)

DINING ROOM
11' 1" x 15' 5" (3.38m x 4.7m)

LANDING

BEDROOM ONE
11' 3" x 11' 9" (3.43m x 3.58m)

BEDROOM TWO
12' 4" x 11' 10" (3.76m x 3.61m)

BEDROOM THREE
7' 7" x 8' 7" (2.31m x 2.62m)

BATHROOM
6' 11" x 8' 2" (2.11m x 2.49m)

W.C.
3' 4" x 5' 7" (1.02m x 1.7m)

YARD TO REAR

Newton Drive, Blackpool

COVERAGE
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

TENURE
The property is **Freehold**

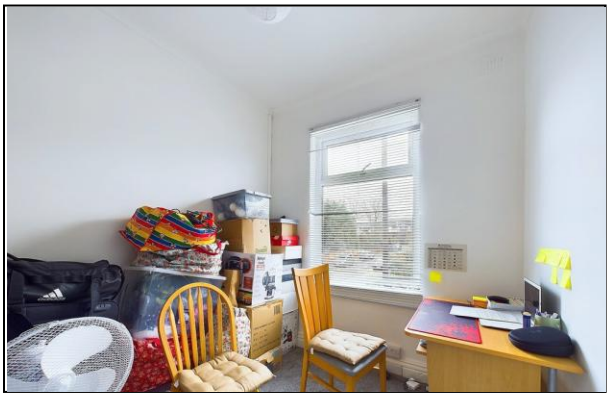
COUNCIL TAX
Band **"C"**

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.

30/01/2025



Newton Drive, Blackpool

Approximate total area(1)

1086.41 ft²

100.93 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.

GIRAFFE360

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