



**Levens Grove, Blackpool, FY1 5PP**  
**Starting Bid £69,995**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>84 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	<b>52 E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

- For Sale by Online Auction
- Ideal Buy-to-Let Investment Opportunity
- Estimated Rental Income £850PCM
- Good Condition Throughout
- Concrete Sectional Garage
- Well Proportioned/Spacious Rooms
- Modern Fitted Kitchen
- Looks Ready to Rent

# Levens Grove, Blackpool

A spacious and well-proportioned three bedroom garden terraced house which would make the IDEAL BUY-TO-LET INVESTMENT and could fetch circa £850 PCM, based on the starting price, that's a 14.5% gross yield!

Located in Central Blackpool which is a major part of the multi-million-pound regeneration project which includes the building of new restaurants, entertainment centres, a hotel and much more. This will surely see prices start to rise in the future.

At a glimpse, the property briefly comprises; large entrance hallway, spacious lounge, good sized dining room, modern fitted kitchen/diner, three double bedrooms (one of which is the width of the house) and a family bathroom suite. Externally to the front there is a garden, and to the rear a low maintenance yard with outhouses and a concrete sectional garage.

Viewings are available either in person or via our 360 virtual tour!

## ENTRANCE

3' 4" x 3' 9" (1.02m x 1.14m)

## HALLWAY

11' 2" x 3' 5" (3.4m x 1.04m)

## LOUNGE

11' 3" x 15' 0" (3.43m x 4.57m)

## DINING ROOM

12' 0" x 14' 2" (3.66m x 4.32m)

## MODERN FITTED KITCHEN

9' 3" x 13' 4" (2.82m x 4.06m)

## LANDING

10' 6" x 5' 5" (3.2m x 1.65m)

## BEDROOM ONE

15' 2" x 12' 8" (4.62m x 3.86m)

## BEDROOM TWO

14' 9" x 9' 6" (4.5m x 2.9m)

## BEDROOM THREE

9' 4" x 6' 10" (2.84m x 2.08m)

## BATHROOM

6' 3" x 6' 3" (1.91m x 1.91m)

## YARD TO REAR

## CONCRETE SECTIONAL GARAGE





# Levens Grove, 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 **"A"**

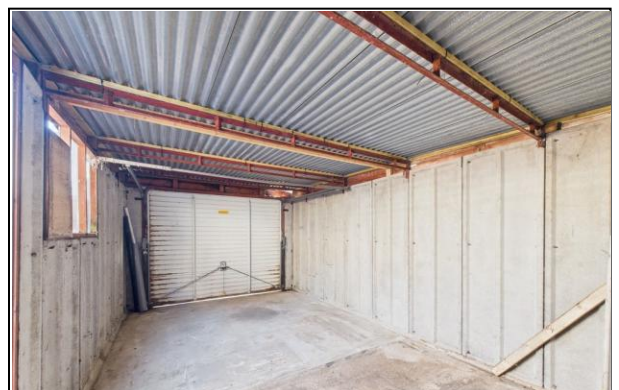
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

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

04/03/2025



# Levens Grove, Blackpool



Ground Floor

Approximate total area<sup>(1)</sup>  
1046.68 ft<sup>2</sup>  
97.24 m<sup>2</sup>



Floor 1

(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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