




Fenton Road, Blackpool, FY1 3RU

Starting Bid £69,995

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- For Sale by Online Auction
- Est. Rental Income £850PCM (Once Refurbished)
- Well Proportioned Rooms
- Generous Sized Plot
- Improvement Works Required
- NO CHAIN
- Two Reception Rooms
- Brick Built Garage

Fenton Road, Blackpool

For Sale by Online Auction with a Starting Bid of £69,995. T&Cs Apply. See WebbMove for all of the auction details.

Ideal for investors, once renovated the property could fetch circa £850PCM, a 14.5% gross yield based on the starting price.

A deceptively spacious three bedroom end terraced house occupying a large corner plot. The property does require modernisation which has been reflected in the price. It briefly comprises; spacious lounge, good sized dining room, kitchen/diner, three well-proportioned bedrooms and a bathroom suite. Externally, easy maintenance gardens surround the property and there is a brick built garage to the rear accessed by a small driveway. Viewings are available either in person or via the 360 virtual tour.

The house is situated close to local amenities including shops, schools, bus routes and Blackpool Centre which is the focus of Blackpool's circa £300M regeneration project.

ENTRANCE

6' 2" x 2' 10" (1.88m x 0.86m)

LOUNGE

11' 3" x 15' 5" (3.43m x 4.7m)

DINING ROOM

10' 8" x 14' 3" (3.25m x 4.34m)

KITCHEN

9' 1" x 13' 5" (2.77m x 4.09m)

LANDING

BEDROOM ONE

11' 3" x 12' 8" (3.43m x 3.86m)

BEDROOM TWO

7' 8" x 11' 1" (2.34m x 3.38m)

BEDROOM THREE

9' 1" x 13' 3" (2.77m x 4.04m)

BATHROOM

5' 11" x 5' 0" (1.8m x 1.52m)

BRICK BUILT GARAGE

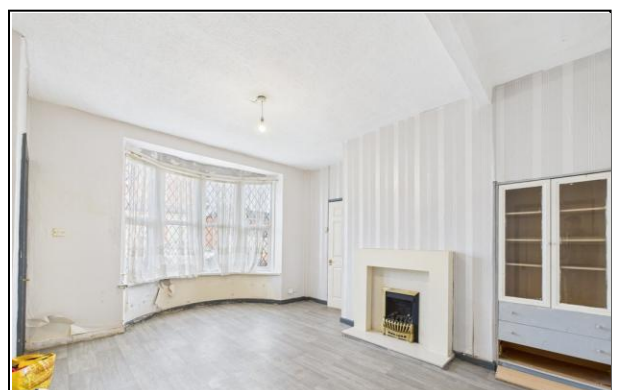
COVERAGE

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



Fenton Road, Blackpool

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
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

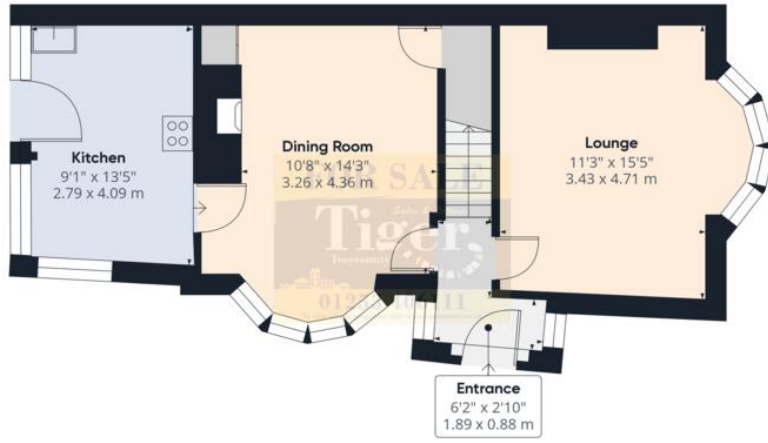
PLEASE NOTE

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.

04/03/2025



Fenton Road, Blackpool



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1018.48 ft²
94.62 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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