



**Poulton Road, Blackpool, FY3 7JJ**

**Starting Bid £90,000**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		<b>68 D</b>
39-54	<b>E</b>	<b>50 E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

- For Sale by Online Auction
- NO CHAIN
- In Need of Full Renovation
- Three Reception Rooms
- Fully Boarded Loft Space
- Gardens Front, Side & Rear
- Off Road Parking & Garage
- Council Tax Band - D

# Poulton Road, Blackpool

For Sale by Online Auction with a Starting Bid of £90,000. T&Cs Apply. See WebbMove for all the auction details. This four-bedroom semi-detached family home offers an excellent opportunity for cash buyers looking for a project. In need of extensive renovation both internally and externally, the property is ready to be transformed into a modern family residence.

On the ground floor, you'll find three spacious reception rooms, a kitchen, and a convenient downstairs WC. The first floor accommodates four bedrooms, a family bathroom, and a separate WC. There is also a fixed staircase leading up to a loft space, providing potential for further development (subject to relevant permissions).

Externally, the property benefits from a generous corner plot, with gardens to the front, side, and rear, offering ample outdoor space. To the side of the house is a driveway with a brick-built garage, providing off street parking and storage. This property is ideal for those looking to invest in a project with fantastic potential.

## ENTRANCE HALLWAY

## SPACIOUS LOUNGE

11' 10" x 14' 8" (3.61m x 4.47m)

## DINING ROOM

11' 11" x 16' 4" (3.63m x 4.98m)

## SITTING ROOM

11' 7" x 16' 10" (3.53m x 5.13m)

## KITCHEN/DINER

13' 10" x 8' 6" (4.22m x 2.59m)

## DOWNSTAIRS W.C.

## LANDING

## BEDROOM ONE

12' 1" x 14' 1" (3.68m x 4.29m)

## BEDROOM TWO

11' 11" x 13' 2" (3.63m x 4.01m)

## BEDROOM THREE

12' 11" x 8' 4" (3.94m x 2.54m)

## BEDROOM FOUR

8' 7" x 8' 7" (2.62m x 2.62m)

## BATHROOM

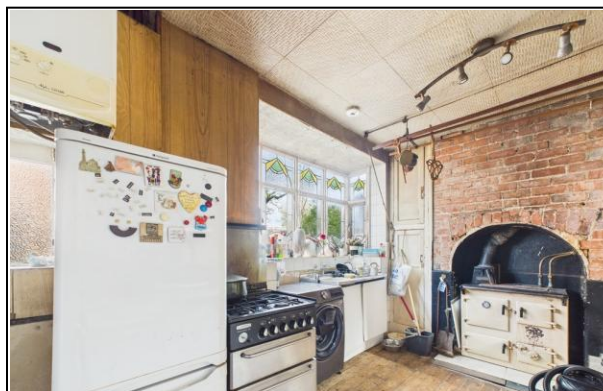
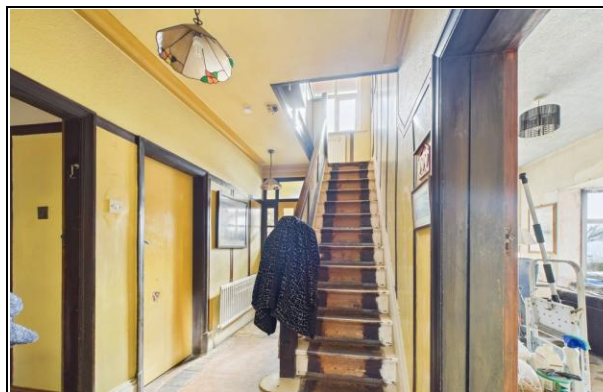
7' 1" x 3' 10" (2.16m x 1.17m)

## SEPARATE W.C.

5' 3" x 2' 9" (1.6m x 0.84m)

## LOFT ROOM

15' 5" x 10' 8" (4.7m x 3.25m)



# Poulton Road, Blackpool

## EXTERNAL

The property occupies a large corner plot with established gardens to the front, side and rear with lawned and paved areas. To the side is also a driveway and a 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

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 **"D"**

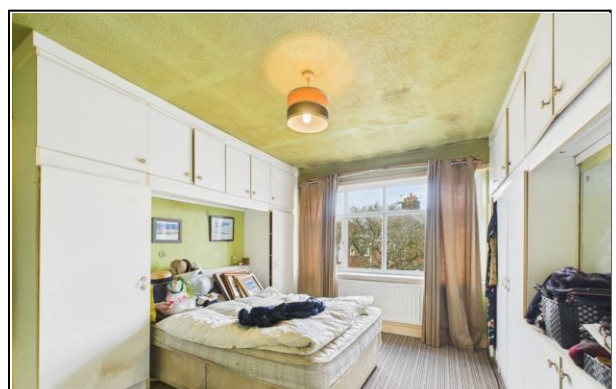
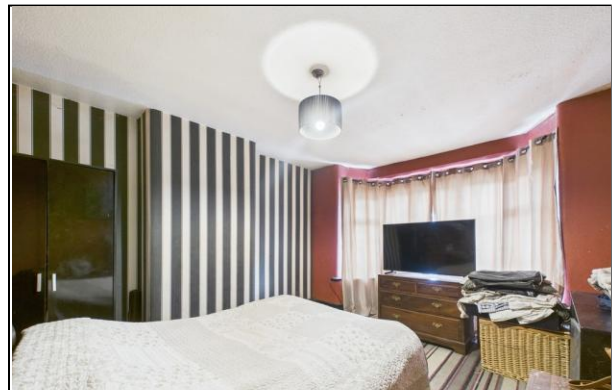
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

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
<b>D</b>	<b>£1656.70</b>	<b>£1756.05</b>	<b>£1827.24</b>
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.

06/03/2025



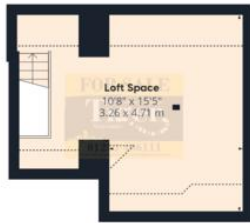
# Poulton Road, Blackpool



Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1681.21 ft<sup>2</sup>  
156.19 m<sup>2</sup>

**Reduced headroom**

66.58 ft<sup>2</sup>  
6.19 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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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