



Layton Road, Blackpool, FY3 8ES
Starting Bid £92,500

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

- For Sale by Online Auction
- Ready-Made Investment Opportunity
- Current Rental Income £660 PCM
- 8.5% Yield (based on starting price/current rent)
- Convenient for Victoria Hospital & Stanley Park
- Modern Kitchen & Bathroom Suite
- Ideal First Time (if Vacant in the Future)
- Good Sized Easy Maintenance Gardens

Layton Road, Blackpool

For Sale by Online Auction with a Starting Bid of £92,500. Terms & Conditions Apply. See WebbMove for all the Auction Details.

A spacious two-bedroom garden terraced house which is a READY-MADE BUY-TO-LET INVESTMENT OPPORTUNITY, the current rental income is £660 PCM, making the rental yield 8.5% based on the current price. The property is situated in a popular residential location, within easy reach of Blackpool Victoria Hospital and Stanley Park. If the property were ever to become vacant, it would likely appeal to first time buyers. Briefly comprises; lounge, modern kitchen, modern bathroom suite, good sized bedrooms and gardens to the front and rear which are both easy maintenance. Viewings are available either in person or via our 360 virtual tour.

ENTRANCE

4' 0" x 3' 10" (1.22m x 1.17m)

SPACIOUS LOUNGE

13' 3" x 11' 5" (4.04m x 3.48m)

MODERN KITCHEN DINER

8' 4" x 14' 7" (2.54m x 4.44m)

LANDING

LARGE FRONT BEDROOM (POTENTIAL TO BE SPLIT INTO 2)

10' 5" x 10' 6" (3.18m x 3.2m)

BEDROOM TWO

11' 5" x 7' 0" (3.48m x 2.13m)

BATHROOM

8' 4" x 7' 2" (2.54m x 2.18m)

GARDENS

Easy maintenance gardens to the front and rear.

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>



116 Layton Road, , Blackpool

TENURE

The property is **Freehold**

COUNCIL TAX

Band "A"

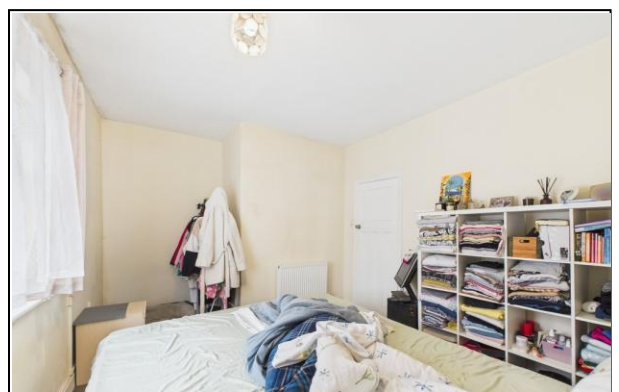
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

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.

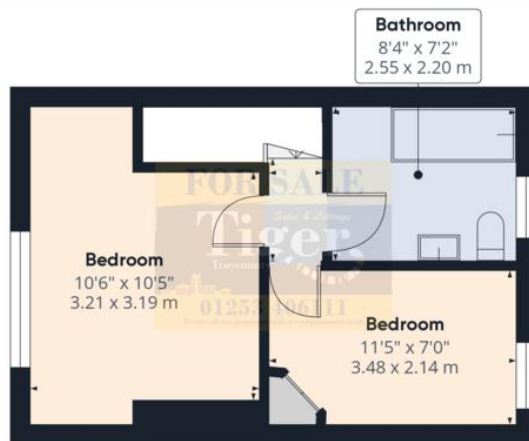
03/04/2025



Layton Road, Blackpool



Ground Floor



Floor 1



Approximate total area⁽¹⁾
606.87 ft²
56.38 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.

GIRAFFE360