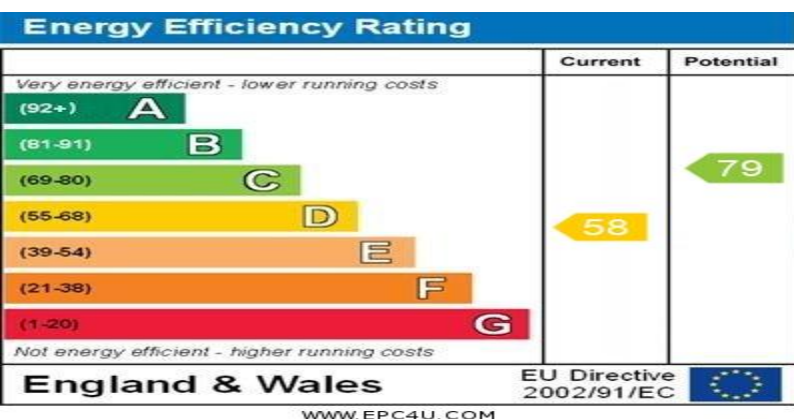




**Lytham Road, Blackpool, FY1 6DL**  
**Starting Bid £70,000**



- Gas Central Heating
- Double Glazing
- Large Living Room
- Arranged Over Three Levels
- Ideal Air B&B Investment
- Attractive Bathroom
- One Block from Blackpool Seafront
- Ideal Family Home

# Lytham Road, Blackpool

For Sale by Online Auction with a Starting Bid of £70,000. Terms & Conditions Apply. See WebbMove for all the Auction Details.

This family sized and spacious mid terrace home is arranged over three levels and is one block from Blackpool Seafront. The home is arranged with entrance hall, fitted kitchen and a dining room that requires some finishing and can be utilized as you wish. The first floor has three bedrooms and a lounge, then the second floor provides a master en suite bedroom. To the exterior is a parking space. The property has a convenience store below which is completely separate, only sharing building insurance. An ideal opportunity for a large family, or Air B&B or potential other investment.

## GROUND FLOOR

### HALLWAY

2' 10" x 11' 9" (0.86m x 3.58m)

### DINING ROOM

13' 1" x 12' 0" (3.99m x 3.66m)

### KITCHEN

9' 7" x 6' 8" (2.92m x 2.03m)

## FIRST FLOOR

### LOUNGE

16' 0" x 9' 4" (4.88m x 2.84m)

### BEDROOM ONE

11' 7" x 10' 11" (3.53m x 3.33m)

### BEDROOM TWO

13' 3" x 11' 10" (4.04m x 3.61m)

### BEDROOM THREE

9' 3" x 5' 11" (2.82m x 1.8m)

### BATROOM

9' 3" x 8' 7" (2.82m x 2.62m)

## SECOND FLOOR

### MASTER BEDROOM

12' 9" x 16' 6" (3.89m x 5.03m)

### EN-SUITE

4' 2" x 9' 9" (1.27m x 2.97m)



# Lytham Road, 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"**

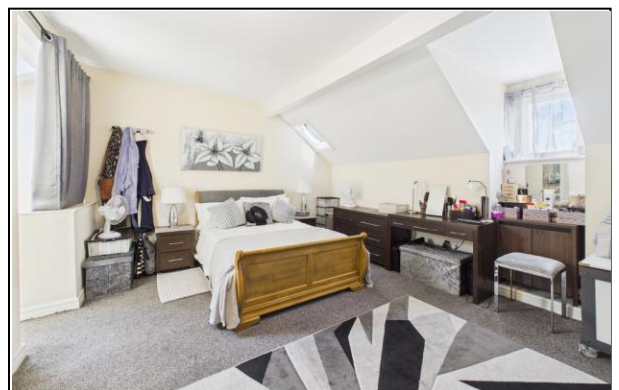
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

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.

30/01/2026



Lytham Road, Blackpool

		
Ground Floor		
		<p>Approximate total area<sup>(1)</sup></p> <p>1286 ft<sup>2</sup></p> <p>119.4 m<sup>2</sup></p>
Floor 1		
		<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>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.</p> <p>GIRAFFE360</p>
Floor 2		