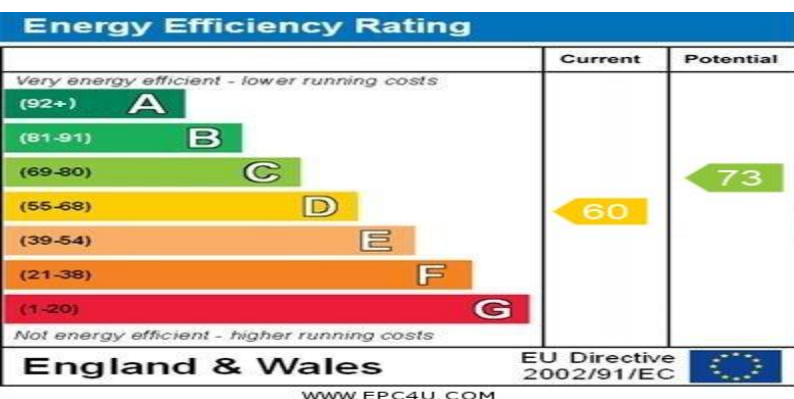




Winchester Avenue, Blackpool, FY4 3AJ

Starting Bid £95,000



- For Sale by Online Auction
- Bright Front Lounge with Walk-In Bay Window
- Versatile Second Reception Room
- Modern Fitted Kitchen with Rear Garden Access
- Three Well-Proportioned Bedrooms with Storage
- Contemporary Shower Room Plus Separate WC
- Landscaped Garden with Lawn, Patio & Garage
- Council Tax Band - C

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Winchester Avenue, Blackpool

For Sale by Online Auction with a Starting Bid of £95,000. Terms & Conditions Apply. See WebbMove for all the Auction Details.

The property is entered through a welcoming hallway, featuring a stained-glass panelled entrance door, a radiator, and useful under-stairs storage.

At the front of the home is a bright and inviting lounge with a walk-in bay window that allows plenty of natural light. The room is complemented by a bay radiator, a wall-mounted gas fire, and a TV aerial point. Sliding doors open directly into the second reception room, creating a flexible flow between the living spaces.

The second reception room, currently used as a dining room, enjoys views over the rear garden through a walk-in bay window. This space is fitted with a living flame effect gas fire, a radiator, and an area for TV or media, making it an ideal setting for both dining and relaxation.

The kitchen is fitted with a matching range of base and wall units, complete with worktops, drawers, and cornice trims. It includes a gas hob, oven with extractor hood, and space for both a fridge and freezer. Plumbing is available for a washing machine, and a rear door provides direct access to the garden.

On the first floor, the landing offers built-in storage and access to the loft.

The main bedroom, positioned at the front of the property, benefits from a large walk-in bay window, a radiator, and a full set of fitted furniture including wardrobes, drawers, and a dressing area. The second bedroom, to the rear, also includes fitted wardrobes, drawers, a vanity mirror, and houses the concealed "Vaillant" Combi boiler. The third bedroom, located at the front, has a window and radiator, making it suitable as a single bedroom, nursery, or office space.

The bathroom has been fitted with a modern suite including a large shower enclosure and a vanity sink unit, alongside a heated towel radiator and opaque window for privacy. A separate WC is situated next door, with its own opaque window.

Outside, the front garden is enclosed with double gates leading to an off-street parking area. Further gated access continues along the side of the property to the rear driveway. At the end of the drive is a detached garage with both double doors and a side entrance.

The rear garden is a standout feature, landscaped with a generous lawn and a paved seating area, offering an excellent space for outdoor relaxation and entertaining.



Winchester Avenue, Blackpool

HALLWAY

LOUNGE

11' 3" x 12' 2" (3.43m x 3.71m)

DINING ROOM

12' 2" x 12' 4" (3.71m x 3.76m)

KITCHEN

11' 2" x 5' 11" (3.4m x 1.8m)

BEDROOM ONE

11' 2" x 11' 11" (3.4m x 3.63m)

BEDROOM TWO

12' 5" x 10' 1" (3.78m x 3.07m)

BEDROOM THREE

7' 8" x 6' 4" (2.34m x 1.93m)

BATHROOM

5' 9" x 5' 2" (1.75m x 1.57m)

W.C.

4' 4" x 2' 9" (1.32m x 0.84m)

GARDENS

COVERAGE

BROADBAND

We are advised that the property can obtain Fibre to the Property (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

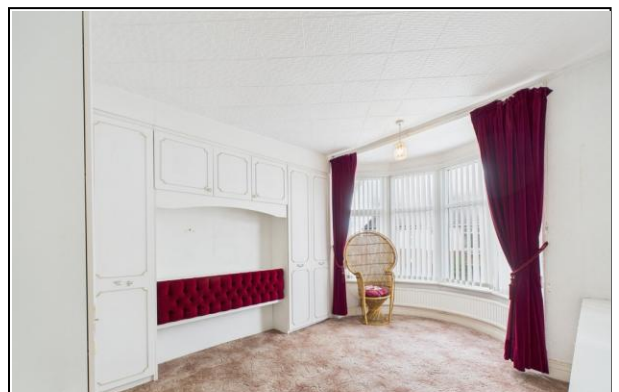
The property is **Freehold**

COUNCIL TAX

Band **"C"**

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

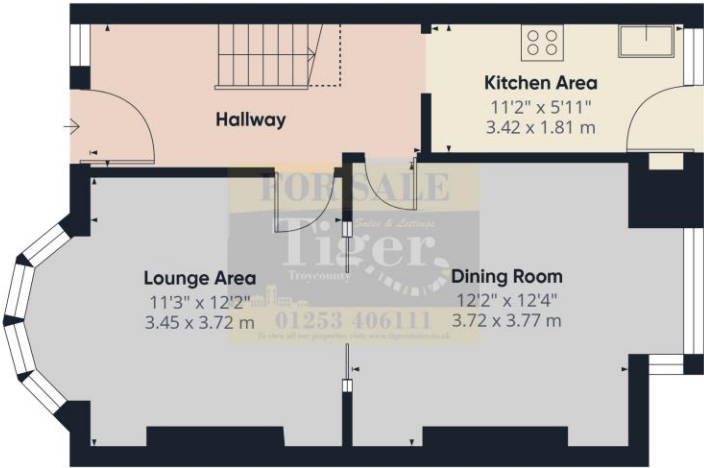


G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

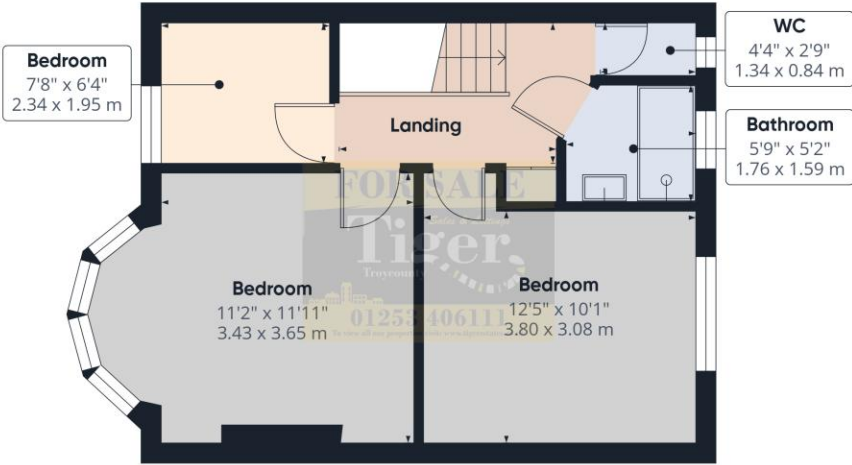
PLEASE NOTE

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.

13/10/2025



Ground Floor



Floor 1



Approximate total area⁽¹⁾
916 ft²
85.2 m²

Reduced headroom
6 ft²
0.6 m²

(1) Excluding balconies and terraces

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

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Winchester Avenue, Blackpool