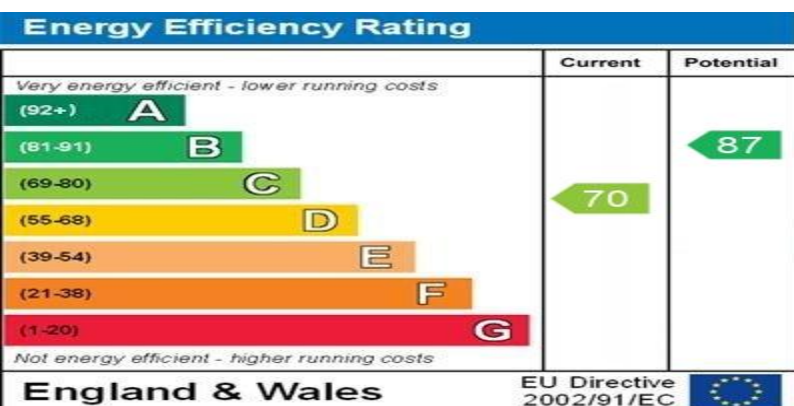




**Westbank Avenue, Blackpool, FY4 5BT**  
**Starting Bid £65,000**



- For Sale by Online Auction
- Two Bedroom End Garden Terraced House
- NO CHAIN
- TLC Required
- Ideal Buy-to-Let Investment Opportunity
- Estimated Rental Income c. £700 PCM
- Satisfactory EICR and Gas Safety Certificates
- See Notes Regarding Condensation

# Westbank Avenue, Blackpool

For Sale by Online Auction with a Starting Bid of £65,000. Terms and Conditions Apply. See WebbMove for all the Auction Details.

A two-bedroom end garden terraced house offering NO CHAIN. The property is situated in a popular residential position, within easy reach of all local amenities including shops, schools and transport links including the M55 motorway.

With some TLC, the house would be an ideal BUY-TO-LET investment opportunity generating circa £700 PCM, or even a first time buy.

It was previously tenanted, and we understand due to a lack of ventilation, the property has suffered the effects of significant condensation. Whilst the current owner has had the property inspected by competent tradesmen, buyers are encouraged to carry out their due diligence before proceeding.

## HALLWAY

3' 7" x 2' 4" (1.09m x 0.71m)

## LOUNGE

13' 5" x 10' 6" (4.09m x 3.2m)

## KITCHEN/DINER

9' 4" x 13' 3" (2.84m x 4.04m)

## UTILITY ROOM

4' 11" x 4' 6" (1.5m x 1.37m)

## BEDROOM ONE

14' 1" x 10' 7" (4.29m x 3.23m)

## BEDROOM TWO

9' 4" x 6' 7" (2.84m x 2.01m)

## BATHROOM

6' 7" x 6' 4" (2.01m x 1.93m)

## GOOD SIZED REAR GARDEN

## COVERAGE

BROADBAND

We are advised that the property can obtain Fibre to the Cabinet (FTTC)

## 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>





# Westbank Avenue, Blackpool

## TENURE

The property is **Freehold**

## COUNCIL TAX

Band "**A**"

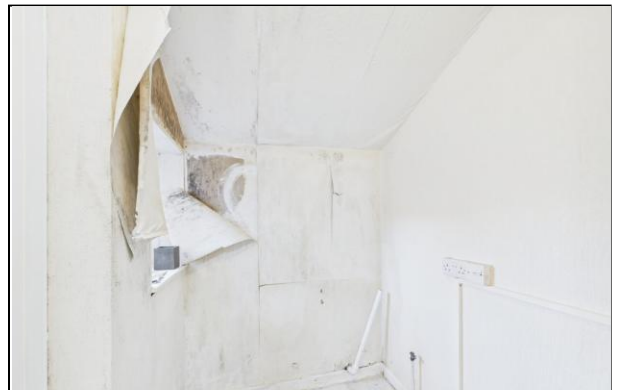
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
<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.

12/01/2026



# Westbank Avenue, Blackpool



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
572.63 ft<sup>2</sup>  
53.2 m<sup>2</sup>

(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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