



**Poulton Road, Blackpool, FY3 7JJ**  
**Starting Bid £135,000**

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>41 E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

- For Sale by Online Auction
- Deceptively Spacious Two Bed Bungalow
- Huge Renovation Potential
- NO CHAIN
- Large Loft Room & Basement
- Two Ground Floor Bedrooms & Bathroom
- Two Reception Rooms
- Cracking Present

# Poulton Road, Blackpool

For Sale by Online Auction with a Starting Bid of £135,000. Terms and Conditions Apply. See WebbMove for all the Auction Details.

A fantastic opportunity for cash buyers and renovation enthusiasts, this deceptively spacious link-detached bungalow with a substantial loft room offers huge potential to create a superb home in a popular residential location.

The accommodation briefly comprises a spacious entrance hallway, two well-proportioned double bedrooms located on the ground floor, a generous lounge featuring a recently installed log burner, a separate dining room providing a second reception space, and a conservatory overlooking the rear garden. There is also a ground floor bathroom.

A large loft room is accessed via a proper staircase, providing additional versatile space, along with a separate upstairs WC.

Externally, the property enjoys a large rear garden with a raised decking area, ideal for outdoor seating and entertaining. To the front there is a driveway providing off-road parking leading to a garage. A large basement also offers excellent storage or further potential (subject to the relevant permissions).

The property requires significant renovation throughout, making it an ideal project for builders, developers or buyers looking to add value. Please note that significant cracking is present at the property and no structural engineer's report is currently available, therefore the property is strictly offered to cash buyers only.

Well priced to attract strong interest, this property offers excellent scope for improvement and value enhancement.

Conveniently situated within easy reach of Poulton-le-Fylde and Blackpool, the location is also ideal for access to Blackpool Victoria Hospital, the M55 motorway, local amenities and nearby playing fields.

An exciting project in a sought-after area - early viewing is recommended to appreciate the potential on offer.

## ENTRANCE

4' 7" x 2' 11" (1.4m x 0.89m)

## SPACIOUS ENTRANCE HALLWAY

7' 2" x 23' 0" (2.18m x 7.01m)

## LOUNGE

12' 3" x 15' 11" (3.73m x 4.85m)

## KITCHEN

9' 9" x 12' 2" (2.97m x 3.71m)

## DINING ROOM

7' 9" x 14' 5" (2.36m x 4.39m)



# Poulton Road, Blackpool

## CONSERVATORY

13' 0" x 11' 4" (3.96m x 3.45m)

## GROUND FLOOR BEDROOM ONE

12' 4" x 10' 4" (3.76m x 3.15m)

## GROUND FLOOR BEDROOM TWO

9' 9" x 8' 0" (2.97m x 2.44m)

## GROUND FLOOR BATHROOM

9' 8" x 6' 9" (2.95m x 2.06m)

## STAIRS TO FIRST FLOOR

## LOFT ROOM

21' 0" x 19' 7" (6.4m x 5.97m)

## OFFICE

5' 7" x 7' 5" (1.7m x 2.26m)

## W.C.

3' 0" x 4' 7" (0.91m x 1.4m)

## LARGE BASEMENT

## GARAGE

8' 4" x 15' 8" (2.54m x 4.78m)

## EXTERNALLY

Good sized driveway to the front leading to a garage.  
Large rear garden with raised decking area.

## COVERAGE

### BROADBAND

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

### MOBILE DATA

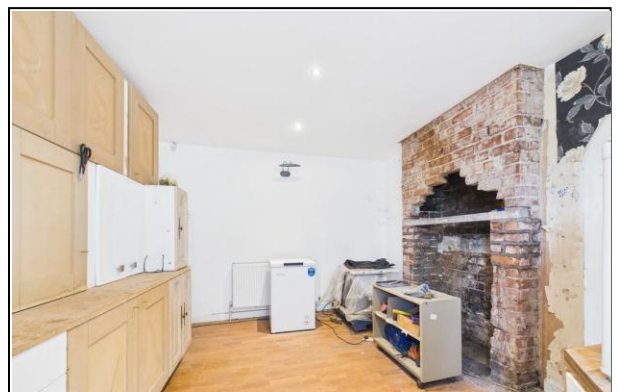
We are advised that you are likely to have mobile coverage

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**



# Poulton Road, Blackpool

## COUNCIL TAX

Band "B"

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>B</b>	<b>£1288.54</b>	<b>£1365.82</b>	<b>£1421.19</b>
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.

09/03/2026



Ground Floor



Floor 1



Floor 2



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

1587 ft<sup>2</sup>  
147.5 m<sup>2</sup>

**Reduced headroom**

133 ft<sup>2</sup>  
12.3 m<sup>2</sup>

(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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