



**Broughton Avenue, Blackpool, FY3 8EQ**

**Starting Bid £58,000**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- For Sale by Online Auction
- Ideal Buy to Let / First Time Buy
- Estimated Rental Income £700 PCM
- Close to Layton High Street
- No Onward Chain Delay
- Some TLC Required
- Realistically Priced
- Good Sized Kitchen

# Broughton Avenue, Blackpool

For Sale by Auction with a Starting Bid of £58,000. Terms and Conditions Apply. See WebbMove for all the Auction Details.

Broughton Avenue, Blackpool – Ideal First Time Buy or Investment Opportunity

Situated in a popular residential location just moments from Layton High Street in Blackpool, this two-bedroom property presents an excellent opportunity for first-time buyers or buy-to-let investors alike. With a potential rental income of approximately £700 PCM, the property offers strong investment appeal.

Requiring some TLC, this home provides fantastic scope to modernise and add value, making it perfect for those looking to put their own stamp on a property.

The accommodation briefly comprises: a welcoming lounge, a spacious kitchen diner ideal for family living and entertaining, a separate utility room, two well-proportioned bedrooms, and a family bathroom.

Externally, the property benefits from its convenient setting within easy reach of Layton High Street, offering an array of shops, cafés and local amenities. Excellent transport links, nearby parkland, and well-regarded local schools further enhance its appeal for families and tenants alike.

Early viewing is highly recommended to appreciate the potential this property has to offer.

## ENTRANCE

3' 0" x 3' 1" (0.91m x 0.94m)

## LOUNGE

12' 0" x 14' 3" (3.66m x 4.34m)

## KITCHEN/DINER

12' 1" x 7' 11" (3.68m x 2.41m)

## UTILITY ROOM

3' 9" x 5' 3" (1.14m x 1.6m)

## BEDROOM ONE

12' 1" x 14' 5" (3.68m x 4.39m)

## BEDROOM TWO

5' 8" x 10' 1" (1.73m x 3.07m)

## BATHROOM

6' 0" x 6' 11" (1.83m x 2.11m)

## YARD TO REAR



# Broughton Avenue, Blackpool

## 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 **"A"**

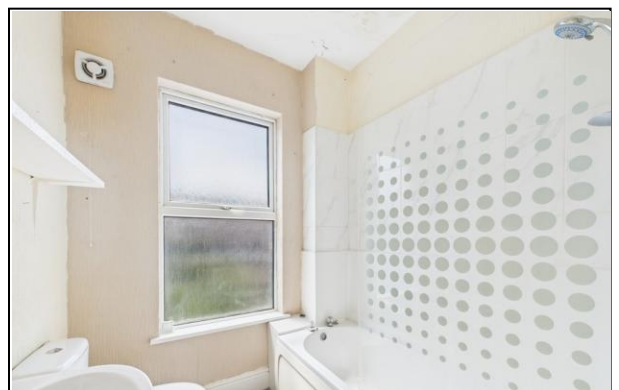
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

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

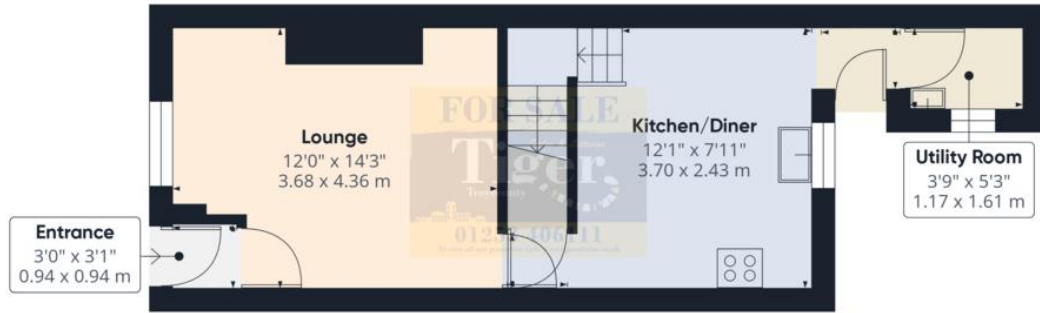
## PLEASE NOTE

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.

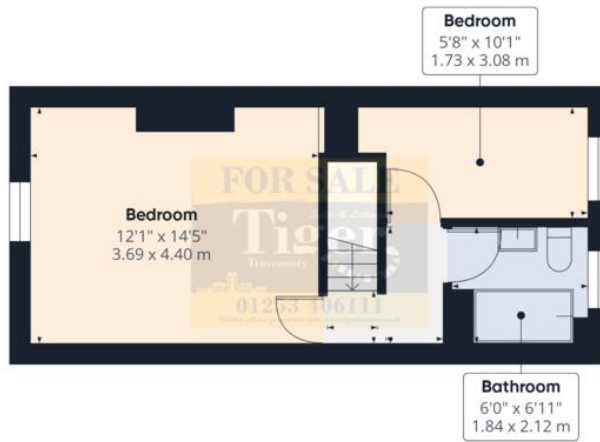
26/02/2026



# Broughton Avenue, Blackpool



Ground Floor



Floor 1

Approximate total area<sup>m</sup>  
657 ft<sup>2</sup>  
60.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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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