



**Condor Grove, Blackpool, FY1 5NA**

**Starting Bid £90,000**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		71 C
55-68	<b>D</b>		
39-54	<b>E</b>	53 E	
21-38	<b>F</b>		
1-20	<b>G</b>		

- For Sale by Online Auction
- Spacious Four Bedroom Terraced Property
- Two Generous Reception Rooms
- Large Kitchen with Ample Space
- Family Bathroom and Additional Loft Room
- Currently Tenanted At £650 PCM
- Rent Potential - £900 PCM Post Refurbishment
- Requires Modernisation

# Condor Grove, Blackpool

For Sale by Online Auction with a Starting Bid of £90,000. Terms and Conditions Apply. See WebbMove for all the Auction Details.

A spacious and well-proportioned four-bedroom garden terraced property presenting an excellent investment opportunity with strong upside potential. The accommodation comprises two generous reception rooms, a large kitchen, a family bathroom, and an additional loft room, offering substantial living space across multiple levels.

The property is currently tenanted at £650 per calendar month, reflecting its current condition and the level of refurbishment required. Following a programme of works, the property is expected to achieve a rental income in the region of £900 per calendar month, representing a notable increase in yield.

Ideally located close to Blackpool Town Centre, which is undergoing significant regeneration, the property is well positioned to benefit from continued local investment and growth. A wide range of amenities are nearby, including shops, schools, and excellent transport links, supporting ongoing tenant demand.

This is a compelling opportunity for investors seeking a value-add asset in an improving and well-connected location.

## ENTRANCE

4' 1" x 3' 4" (1.24m x 1.02m)

## LOUNGE (CURRENTLY USED AS A BEDROOM)

12' 9" x 11' 3" (3.89m x 3.43m)

## DINING ROOM

14' 3" x 12' 1" (4.34m x 3.68m)

## KITCHEN

17' 1" x 9' 5" (5.21m x 2.87m)

## LANDING

## BEDROOM ONE

14' 3" x 9' 6" (4.34m x 2.9m)

## BEDROOM TWO

12' 7" x 8' 11" (3.84m x 2.72m)

## BEDROOM THREE

10' 10" x 9' 4" (3.3m x 2.84m)

## BEDROOM FOUR

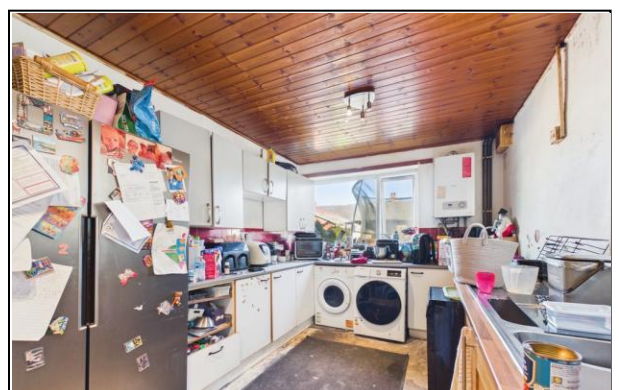
9' 7" x 6' 0" (2.92m x 1.83m)

## BATHROOM

6' 6" x 6' 3" (1.98m x 1.91m)

## LOFT ROOM

14' 11" x 15' 3" (4.55m x 4.65m)



# Condor Grove, Blackpool

## YARD

## 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"**

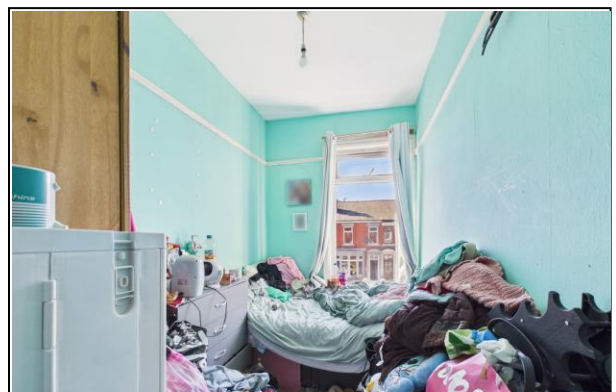
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

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.

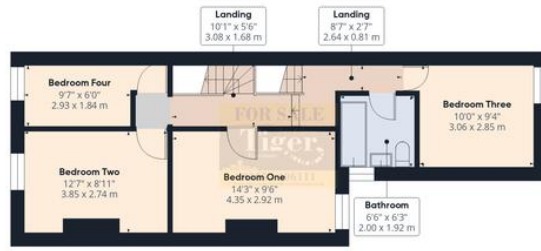
07/05/2026



# Condor Grove, Blackpool



Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
 1325 ft<sup>2</sup>  
 123.1 m<sup>2</sup>

**Reduced headroom**  
 62 ft<sup>2</sup>  
 5.7 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.

GIRAFFE 360