



**Johnson Road, Blackpool, FY4 4DD**

**Starting Bid £70,000**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>81 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>60 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

- For Sale by Online Auction
- NO CHAIN
- Three Bedroom Garden Terraced House
- Ideal Builder or Investment Opportunity
- Partly Renovated Throughout
- First Fix Electrical Rewire & New Consumer Unit
- Sold as Seen
- Nothing Has Been Tested - Buyer DD Advised

# Johnson Road, Blackpool

For Sale by Online Auction with a Starting Bid of £70,000. Terms and Conditions Apply. See WebbMove for all the Auction Details.

This three-bedroom garden terraced house presents an excellent opportunity for builders, investors, or buyers looking to take on a rewarding refurbishment project. Offered with no chain and viewings available prior to auction, the property is priced below market value and offers excellent scope to add value and generate profit once completed.

The property has already undergone part renovation works including fresh plastering, a first-fix electrical rewire with new consumer unit, and installation of a new UPVC double glazed window unit. Due to a change in circumstances, the current owner has decided to sell, creating a fantastic opportunity for someone to finish the project to their own specification.

The accommodation comprises three bedrooms, a spacious lounge with downstairs W.C., kitchen diner, and a family bathroom. Externally, the property benefits from a garden and plenty of potential throughout. Once finished, the property could achieve an estimated rental income of approximately £850 PCM, making it an attractive buy-to-let or resale investment.

The property is sold as seen. Nothing has been tested and all due diligence is the responsibility of the purchaser.

Situated in a popular residential location, the property is conveniently positioned for local amenities, schools, and excellent M55 motorway links, making it ideal for commuters.

## ENTRANCE

3' 1" x 3' 10" (0.94m x 1.17m)

## LIVING ROOM

14' 6" x 7' 8" (4.42m x 2.34m)

## DOWNSTAIRS W.C.

5' 6" x 2' 5" (1.68m x 0.74m)

## INNER HALLWAY

2' 10" x 2' 7" (0.86m x 0.79m)

## KITCHEN

14' 5" x 7' 2" (4.39m x 2.18m)

## LANDING

13' 5" x 5' 6" (4.09m x 1.68m)

## BEDROOM ONE

11' 7" x 8' 9" (3.53m x 2.67m)

## BEDROOM TWO

9' 4" x 7' 3" (2.84m x 2.21m)

## BEDROOM THREE

5' 4" x 8' 7" (1.63m x 2.62m)



# Johnson Road, Blackpool

## BATHROOM

4' 9" x 7' 2" (1.45m x 2.18m)

## GARDENS

Small garden to front.  
Yard to rear.

## 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>

## TENURE

The property is **Freehold**

## COUNCIL TAX

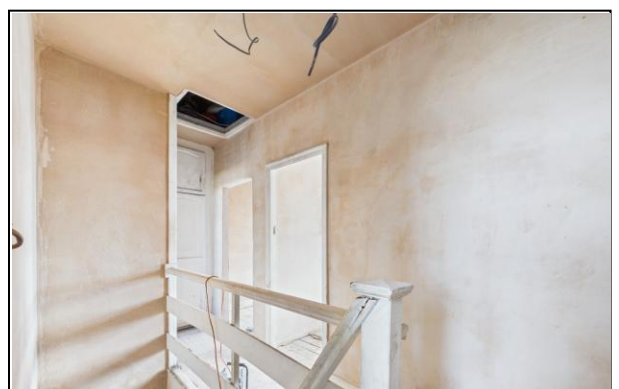
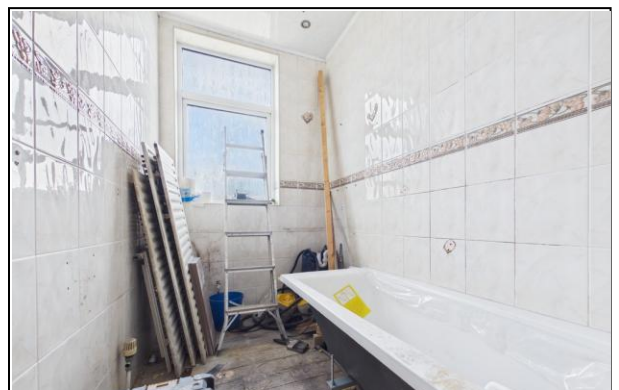
Band "A"

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.

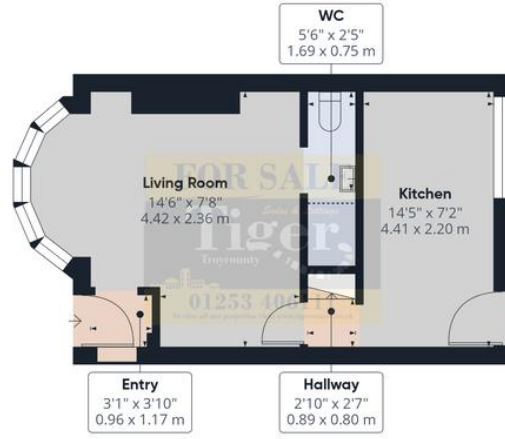
Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	<b>£1104.47</b>	<b>£1170.70</b>	<b>£1218.16</b>
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£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.



# Johnson Road, Blackpool



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
643 ft<sup>2</sup>  
59.7 m<sup>2</sup>

**Reduced headroom**  
8 ft<sup>2</sup>  
0.8 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