



**Cheltenham Road, Blackpool, FY1 2PR**

**Starting Bid £125,000**

- For Sale by Online Auction
- Two 2-Bedroom Flats
- Excellent Condition
- Significant Eco-Work Completed
- Producing Circa £11,000 Per Annum
- Modern Fitted Kitchens & Bathroom Suites
- Spacious Living Throughout
- Driveway

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# Cheltenham Road, Blackpool

For Sale by Online Auction with a Starting Bid of £125,000. Terms and Conditions Apply. See WebbMove for all the Auction Details.

Fully Refurbished Block of 2 x Two-Bedroom Flats – Tenanted Investment Opportunity

An excellent opportunity to acquire a substantial terraced property that has been comprehensively refurbished and converted into two self-contained two-bedroom flats, offering an immediate income-producing investment.

Both apartments are well-presented throughout, featuring spacious layouts, modern fitted kitchens and contemporary bathrooms, making them highly attractive to tenants and supporting strong ongoing demand. The property also benefits from a driveway to the front, adding further convenience and rental appeal.

Significant eco-improvement works have been completed under the government-backed scheme, with certification provided. Upgrades include insulation improvements, solar PV installation and high heat retention storage heaters- enhancing energy efficiency, reducing tenant utility costs and supporting stronger EPC credentials. These improvements futureproof the asset against tightening energy regulations while helping to minimise ongoing maintenance expenditure.

Both flats are currently tenanted, generating approximately £11,000 per annum, providing a healthy return from day one. With modern accommodation, sustainable upgrades and established occupancy, this is a low-hassle addition to any portfolio.

Ideal for landlords seeking a turnkey investment with stable income, long-term growth potential and improved energy performance credentials.

Early enquiry is recommended to secure this ready-made investment opportunity.

## COMMUNAL HALLWAY

3' 11" x 12' 0" (1.19m x 3.66m)

## GROUND FLOOR FLAT

### LIVING ROOM

10' 10" x 12' 4" (3.3m x 3.76m)

### KITCHEN

5' 7" x 8' 8" (1.7m x 2.64m)

### BEDROOM ONE

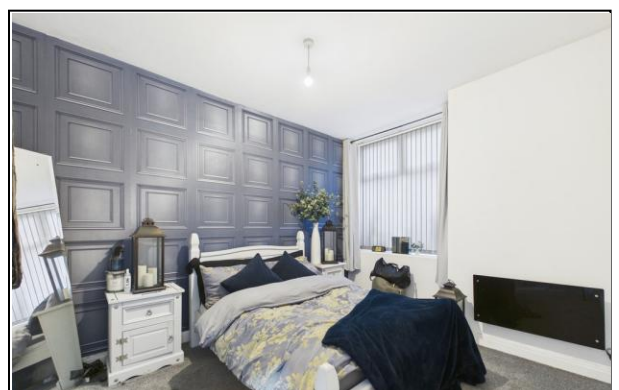
11' 4" x 12' 11" (3.45m x 3.94m)

### BEDROOM TWO

9' 9" x 12' 0" (2.97m x 3.66m)

### BATHROOM

6' 1" x 7' 3" (1.85m x 2.21m)





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## FIRST FLOOR FLAT

### LIVING ROOM

10' 10" x 12' 4" (3.3m x 3.76m)

### KITCHEN

5' 7" x 8' 8" (1.7m x 2.64m)

### BEDROOM ONE

11' 4" x 12' 11" (3.45m x 3.94m)

### BEDROOM TWO

12' 0" x 9' 9" (3.66m x 2.97m)

### BATHROOM

6' 1" x 7' 3" (1.85m x 2.21m)

### EXTERNALLY

Driveway 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 (PER FLAT)

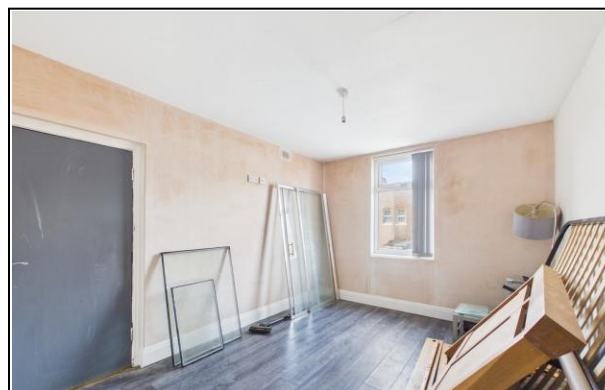
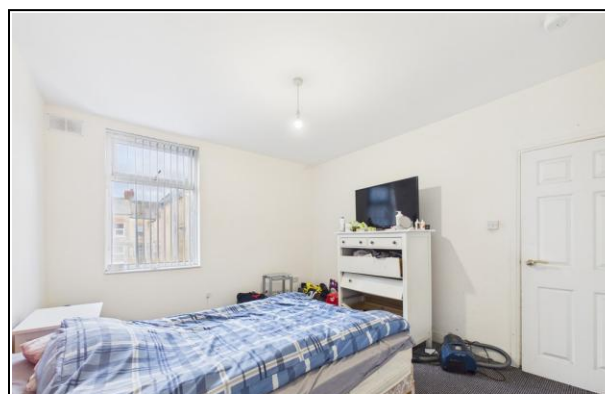
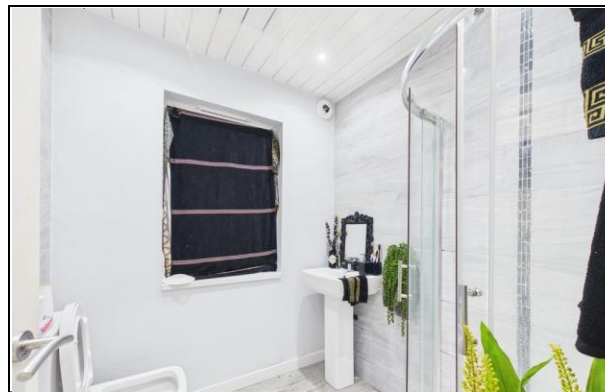
Band "**B**"

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.

**19/02/2026**

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