



**Sutton Place, Blackpool, FY1 4BD**  
**Starting Bid £50,000**

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

- For Sale by Online Auction
- Two Reception Rooms
- NO CHAIN
- Air Source Heat Pump
- Priced to Sell
- Improvement Works Required
- Utility Room
- Close to Circa £350M Regeneration Project

# Sutton Place, Blackpool

For Sale by Online Auction with a Starting Bid of £50,000. Terms and Conditions Apply. See WebbMove for all the Auction Details.

Spacious two-bedroom property located on Sutton Place, Blackpool, offered with NO CHAIN. The home features two reception rooms, a separate utility room, and benefits from an air source heat pump.

The property requires improvement, presenting an excellent opportunity to add value. Ideally situated close to Blackpool's Central multi-million-pound regeneration project, making it particularly attractive to investors.

Once improved, the property is expected to achieve a rental income of approximately £695 PCM.

Early viewing recommended.

## HALLWAY

## LOUNGE

14' 3" x 11' 4" (4.34m x 3.45m)

## LOUNGE CONT.

15' 6" x 10' 1" (4.72m x 3.07m)

## KITCHEN

10' 5" x 6' 4" (3.18m x 1.93m)

## UTILITY ROOM

5' 4" x 6' 0" (1.63m x 1.83m)

## LANDING

## BEDROOM ONE

12' 1" x 15' 0" (3.68m x 4.57m)

## BEDROOM TWO

15' 8" x 7' 8" (4.78m x 2.34m)

## BATHROOM

10' 5" x 6' 4" (3.18m x 1.93m)

## YARD TO REAR

## 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>



# Sutton Place, Blackpool

## TENURE

The property is **Freehold**

## COUNCIL TAX

Band **"A"**

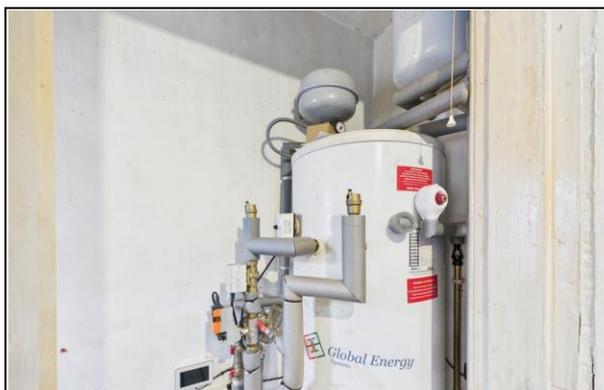
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

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.

03/02/2026



# Sutton Place, Blackpool



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
901 ft<sup>2</sup>  
83.8 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.

GIRAFFE 360