



Laurel Avenue, Blackpool, FY1 6QX

Starting Bid £45,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

- For Sale by Online Auction
- Spacious, Light and Airy One Bed First Floor Flat
- Approx. 964 Years Remaining on the Lease
- Peppercorn Ground Rent
- Own Private Entrance for Added Privacy
- Private Rear Yard Providing Outdoor Space
- Requires TLC – Opportunity to Add Value
- Ideal First Investment/Downsizing Opportunity

Laurel Avenue, Blackpool

For Sale by Online Auction with a Starting Bid of £45,000. Terms and Conditions Apply. See WebbMove for all the Auction Details.

A spacious, light and airy one-bedroom first floor flat, offering fantastic potential for a range of buyers. With approximately 964 years remaining on the lease (999 years from 1991) and a peppercorn ground rent, this property provides long-term security and low ongoing costs.

Accessed via its own private entrance, the flat also benefits from a private rear yard, adding valuable outdoor space. Internally, the property requires a degree of TLC, which has been sensibly reflected in the asking price, presenting an excellent opportunity for a buyer to create a home tailored to their own taste and style.

Situated in a popular residential area, the property is conveniently located for local amenities including shops and regular bus routes, offering easy access into Blackpool Town Centre.

This would make an ideal first-time investment or a comfortable downsizing option, with an estimated rental income of around £550 per calendar month, representing an attractive gross yield of approximately 14.6% based on the current asking price.

A superb blank canvas with strong potential-early viewing is recommended.

GROUND FLOOR ENTRANCE

3' 6" x 5' 4" (1.07m x 1.63m)

LIVING ROOM

14' 2" x 9' 10" (4.32m x 3m)

KITCHEN

7' 4" x 6' 0" (2.24m x 1.83m)

BEDROOM

12' 4" x 9' 3" (3.76m x 2.82m)

BATHROOM

5' 10" x 6' 11" (1.78m x 2.11m)

GOOD SIZED REAR 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.gov.uk/en-gb/mobile-coverage>



Laurel Avenue, Blackpool

TENURE

The property is **Leasehold**

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	£1104.47	£1170.70	£1218.16
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.

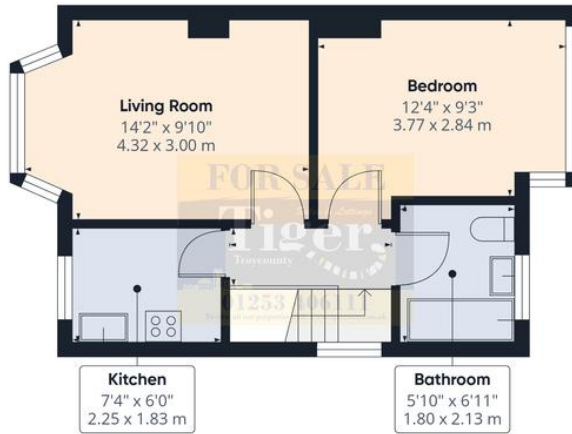
27/04/2026



Laurel Avenue, Blackpool



Ground Floor



Floor 1

Approximate total area⁽¹⁾
410 ft²
38.2 m²

(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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