



Kenilworth Gardens, Blackpool, FY4 1JJ
Starting Bid £50,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- For Sale by Online Auction
- No Chain
- Large Three Bedroom First Floor Apartment
- Recently Modernised Throughout
- Garage Included
- Furniture Included – Sold as Seen
- Freehold Property Ideal for Cash Buyers
- Potential To Convert into Two Flats (STPP)

Kenilworth Gardens, Blackpool

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

A fantastic opportunity to acquire this spacious and recently modernised three-bedroom first floor apartment with garage, offered for sale with no onward chain. Sold as seen with furniture included, this versatile property is ready for immediate occupation or investment.

The well-proportioned accommodation briefly comprises a spacious lounge, separate dining room, fitted kitchen, bathroom and three bedrooms, offering generous living space throughout.

Benefitting from freehold ownership, the property presents an attractive opportunity for cash buyers and investors alike, with potential to convert into two separate flats subject to the necessary planning permissions (STPP).

Situated in a highly regarded residential area, the property is conveniently located close to a range of local amenities including shops, regular bus routes and Armfield Academy.

This property would make an ideal first-time purchase or buy-to-let investment, with an anticipated rental income of approximately £650 PCM.

Early viewing is highly recommended to appreciate the size, potential and excellent location this property has to offer.

HALLWAY

27' 0" x 3' 2" (8.23m x 0.97m)

LOUNGE

12' 6" x 13' 11" (3.81m x 4.24m)

DINING ROOM

12' 6" x 12' 5" (3.81m x 3.78m)

KITCHEN

9' 0" x 4' 9" (2.74m x 1.45m)

BEDROOM ONE

12' 7" x 9' 9" (3.84m x 2.97m)

BEDROOM TWO

12' 7" x 9' 9" (3.84m x 2.97m)

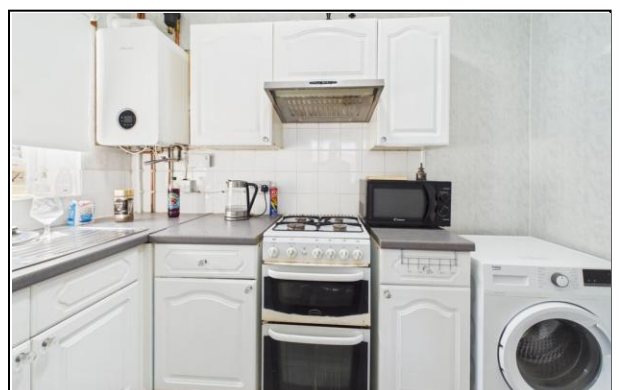
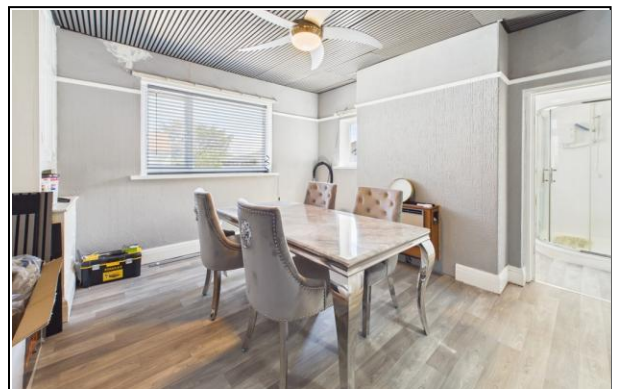
BEDROOM THREE

4' 9" x 7' 6" (1.45m x 2.29m)

BATHROOM

5' 11" x 6' 10" (1.8m x 2.08m)

GARAGE



Kenilworth Gardens, Blackpool

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	£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.

21/05/2026



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