



**Leamington Road, Blackpool, FY1 4HF**

**Starting Bid £85,000**

- For Sale by Online Auction
- Spacious Garden Terraced House
- Two Large Reception Rooms
- No Chain Involved
- Many Original Features
- Large Garage and Brick Built Coal Shed
- Good Sized Easy Maintenance Rear Garden
- Ideal Family Home/Investment Opportunity

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# Leamington Road, Blackpool

For Sale by Online Auction with a Starting Bid of £85,000. Terms and Conditions Apply. See WebbMove for all the Auction Details.

A spacious and characterful garden terraced home offering generously proportioned living accommodation throughout, ideal for families or investors alike. Retaining many original features including decorative coving and attractive stained glass windows, the property offers fantastic potential for those looking to modernise and add value.

The accommodation briefly comprises an inviting entrance hallway, two large reception rooms, a spacious kitchen diner, family bathroom suite and separate W.C. Externally, the property benefits from a large garage, brick-built coal shed and a good-sized, low-maintenance rear garden.

Situated in a popular residential location, the property is conveniently positioned equidistant between Stanley Park, Blackpool Victoria Hospital and Blackpool Town Centre, all of which offer excellent transport links, local amenities and leisure facilities.

With some TLC, this property would make a wonderful family home or an excellent investment opportunity, with a potential rental income of approximately £850 PCM. Offered for sale with no onward chain.

Please note: There is evidence of cracking throughout the property which we understand to be historic and non-progressive movement. However, to the best of our knowledge, a structural engineer's report has not been carried out.

## ENTRANCE

3' 2" x 3' 2" (0.97m x 0.97m)

## HALLWAY

13' 5" x 6' 1" (4.09m x 1.85m)

## LIVING ROOM

13' 5" x 12' 10" (4.09m x 3.91m)

## DINING ROOM

10' 9" x 18' 0" (3.28m x 5.49m)

## KITCHEN

8' 8" x 13' 7" (2.64m x 4.14m)

## LANDING

12' 7" x 2' 9" (3.84m x 0.84m)

## BEDROOM ONE

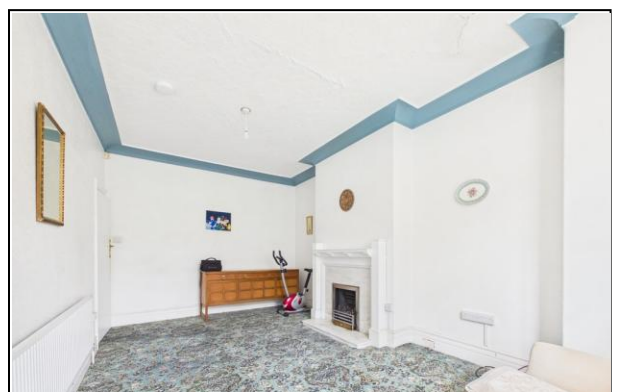
11' 7" x 14' 7" (3.53m x 4.44m)

## BEDROOM TWO

11' 10" x 12' 10" (3.61m x 3.91m)

## BEDROOM THREE

7' 10" x 9' 7" (2.39m x 2.92m)



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## BATHROOM

9' 2" x 5' 1" (2.79m x 1.55m)

## SEPARATE W.C.

2' 6" x 5' 1" (0.76m x 1.55m)

## 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>

## TENURE

The property is **Freehold**

## COUNCIL TAX

Band "B"

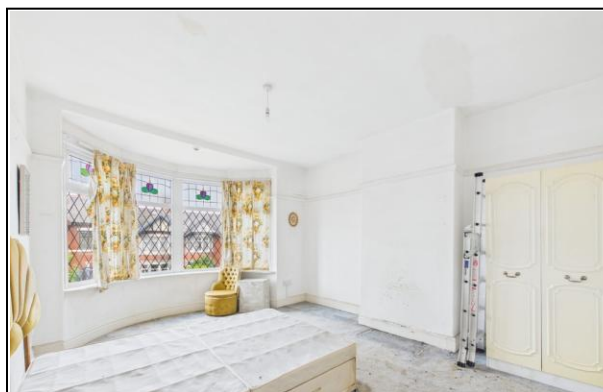
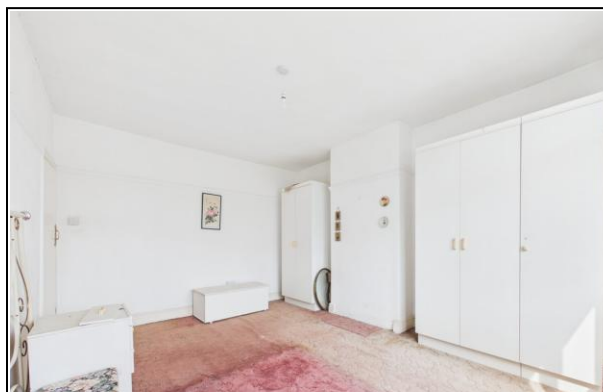
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

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.

01/06/2026



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