




Park Road, Blackpool, FY1 4ET
Starting Bid £100,000

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

- For Sale by Online Auction
- Four En Suite Bedrooms & Downstairs Bathroom
- Two Large Reception Rooms
- NO CHAIN
- Well Priced
- Modernisation Required
- Convenient for Blackpool Centre
- Ideal for Flats Subject to Planning

Park Road, Blackpool

For Sale by Online Auction with a Starting Bid of £100,000. Terms & Conditions Apply. See WebbMove for all of the auction details.

Offering over 1,700 sq. ft. of living accommodation is this FOUR EN-SUITE BEDROOMED semi-detached house situated in a popular location within easy reach of local amenities, the promenade and Blackpool Town Centre which is the focus of Blackpool's circa £300M regeneration project. At a glimpse, the property briefly comprises; large vestibule, entrance hallway, spacious lounge, dining room, downstairs bathroom, large kitchen diner and four bedrooms all of which have en-suites. Externally is large driveway to the front and a good-sized yard with outbuilding. The property requires modernisation which has been reflected in the price.

This is an ideal investment opportunity which lends itself perfectly to conversion to flats (subject to planning permission) or even a large family home.

VESTIBULE

23' 9" x 6' 2" (7.24m x 1.88m)

HALLWAY

10' 2" x 12' 2" (3.1m x 3.71m)

UNDERSTAIRS STORAGE

2' 10" x 7' 2" (0.86m x 2.18m)

LOUNGE

16' 6" x 12' 2" (5.03m x 3.71m)

DINING ROOM

14' 3" x 15' 8" (4.34m x 4.78m)

INNER HALLWAY

4' 6" x 2' 10" (1.37m x 0.86m)

DOWNSTAIRS BATHROOM

12' 1" x 4' 8" (3.69m x 1.43m)

LARGE KITCHEN DINER

18' 3" x 15' 8" (5.56m x 4.78m)

LANDING

10' 2" x 12' 1" (3.1m x 3.68m)

BEDROOM ONE

16' 7" x 11' 11" (5.05m x 3.63m)

EN-SUITE

8' 6" x 3' 0" (2.59m x 0.91m)

BEDROOM TWO

14' 3" x 12' 2" (4.34m x 3.71m)

EN-SUITE

8' 7" x 3' 6" (2.62m x 1.07m)

BEDROOM THREE

8' 11" x 7' 11" (2.72m x 2.41m)



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EN-SUITE

6' 2" x 5' 1" (1.88m x 1.55m)

BEDROOM FOUR

12' 1" x 7' 4" (3.68m x 2.24m)

EN-SUITE

6' 2" x 5' 2" (1.88m x 1.57m)

EXTERNAL

Large driveway to front.

Good sized yard to rear with outbuilding.

TENURE

The property is **Freehold**

COUNCIL TAX

Band **"C"**

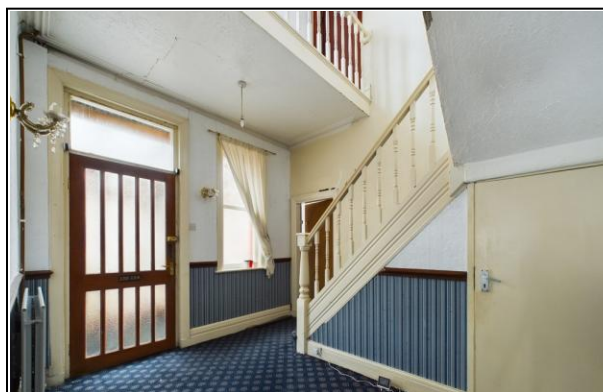
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

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

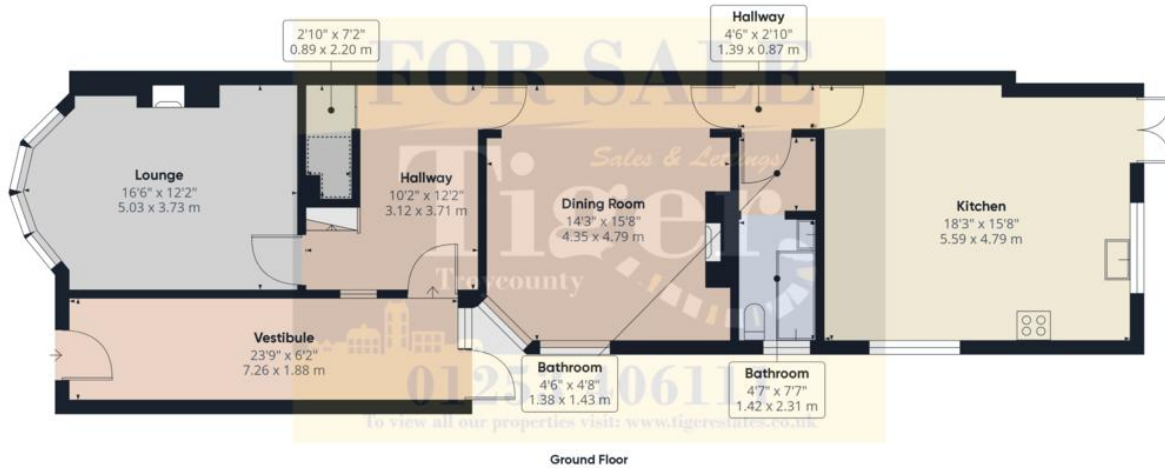
PLEASE NOTE

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.

16/01/2024

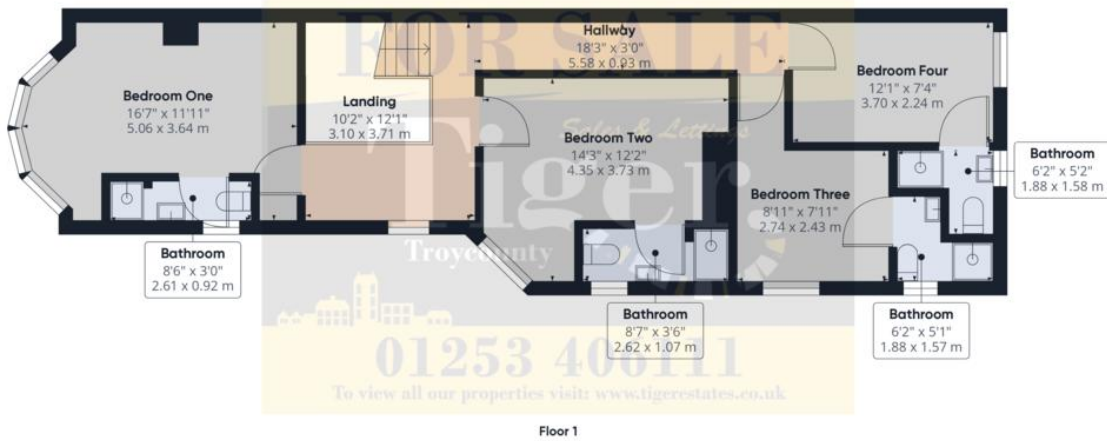


Park Road, Blackpool



Approximate total area¹⁾
 1736.87 ft²
 161.36 m²

Reduced headroom
 9.69 ft²
 0.9 m²



Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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