



**Regent Road, Blackpool, FY1 4NB**  
**Starting Bid £100,000**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>74</b>
(55-68)	<b>D</b>	<b>57</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

- For Sale by Online Auction
- Well Presented Throughout
- NO CHAIN
- Comes With All Current Furnishings
- Close to Blackpool's c. £350M Regen. Project
- Ideal Airbnb
- Two Reception Rooms
- Modern Kitchen & Bathroom

# Regent Road, Blackpool

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

A well-presented and spacious three-bedroom garden terraced house which comes COMPLETE WITH FURNITURE and lends itself perfectly to use as an Airbnb. The property is situated in Blackpool Town Centre, the focus of the multi-million-pound regeneration project.

NO CHAIN INVOLVED, viewings are available either in person or via our 360 virtual tour.

## HALLWAY

### LOUNGE

11' 0" x 10' 11" (3.35m x 3.33m)

### DINING ROOM

11' 9" x 11' 10" (3.58m x 3.61m)

### KITCHEN

13' 8" x 9' 2" (4.17m x 2.79m)

### LANDING

7' 11" x 5' 3" (2.41m x 1.6m)

### BEDROOM ONE

14' 5" x 12' 8" (4.39m x 3.86m)

### BEDROOM TWO

11' 9" x 9' 3" (3.58m x 2.82m)

### BEDROOM THREE

7' 8" x 9' 4" (2.34m x 2.84m)

### BATHROOM

5' 6" x 6' 0" (1.68m x 1.83m)

## YARD TO REAR

### TENURE

The property is **Freehold**

### BROADBAND

We are advised that the property can obtain Fibre to the Premises (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>



# Regent Road, Blackpool

## 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

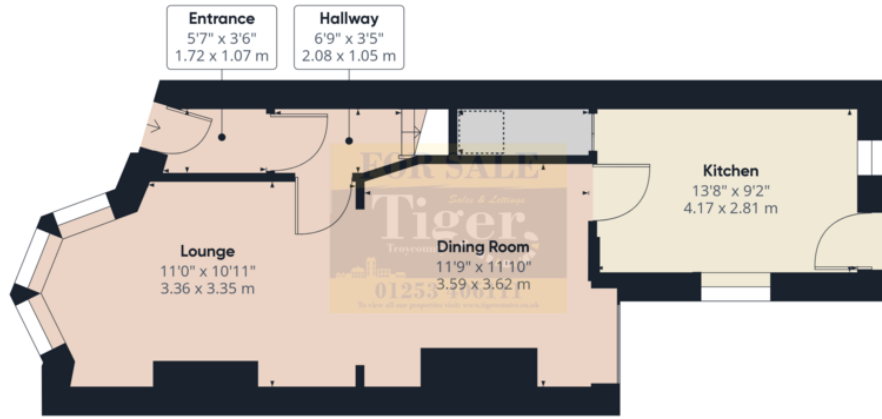
## PLEASE NOTE

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.

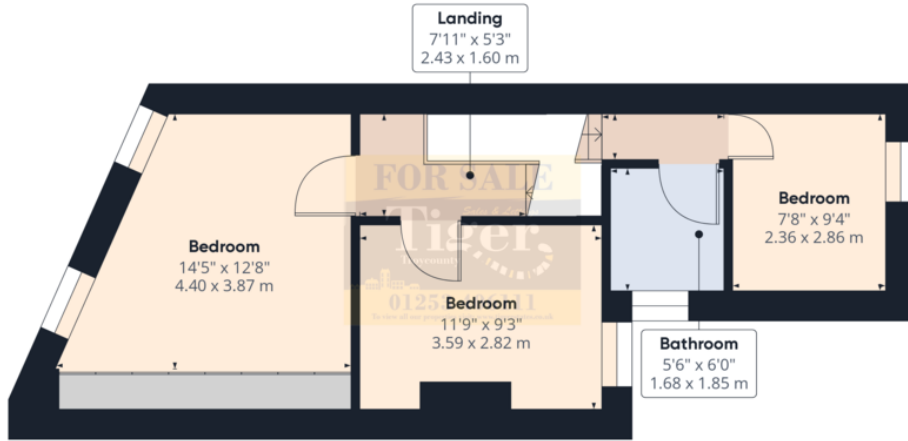
06/01/2025



# Regent Road, Blackpool



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
944.31 ft<sup>2</sup>  
87.73 m<sup>2</sup>

**Reduced headroom**  
6.37 ft<sup>2</sup>  
0.59 m<sup>2</sup>

(1) 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.

GIRAFFE 360