



**Lonsdale Road, Blackpool, FY1 6EE**  
**Starting Bid £140,000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

An example EPC for one of the flats

- For Sale by Online Auction
- 2,600 sq. ft. Terraced House Arranged as 3 Flats
- Projected Income c. £24,000 PA
- Full Planning Consent
- Refurbished/Maintained Throughout
- Close to Blackpool's c. £350M Regen. Project
- Convenient for Promenade & Football Club
- One Bed Basement Flat, Two Bed Ground Floor Flat, Three Bed First Floor Flat

# Lonsdale Road, Blackpool

For Sale by Online Auction with a Starting Bid of £140,000. Terms & Conditions Apply. See WebbMove for all the Auction Details.

A substantial, approximately 2,600 sq ft., garden terraced house which is arranged as THREE SELF-CONTAINED FLATS WITH FULL PLANNING CONSENT. It is situated in a convenient location, a short walk away from all local amenities including shops, schools, bus routes, Blackpool Promenade and Blackpool Football Club.

The **basement flat** has recently been refurbished and briefly offers; hallway, spacious lounge, kitchen, bedroom and a bathroom. This flat is currently vacant but would fetch in the region of £550 PCM.

The **ground floor maisonette** is currently let on an AST to a long-term tenant and briefly offers; spacious lounge, kitchen, bathroom, ground floor bedroom and a first-floor bedroom. The current tenant is paying £600 PCM with scope for review.

The **top floor maisonette** is in good condition and briefly offers; open plan living/kitchen area, three bedrooms and a bathroom. This flat is currently vacant but would fetch in the region of £850 PCM.

In addition, there is a basement, a small yard and outbuildings.

The total projected rent once fully let would be £2,000 per month/£24,000 per annum.

Interested? viewings are available either in person or via our 360 virtual tour!

Blackpool is currently undergoing a major regeneration project, with funding from government in the region of £350M. Significant improvement works have already taken place/continue to be carried out, some of which are just a stone's throw away in central Blackpool. In addition, the property is a short stroll away from the promenade.

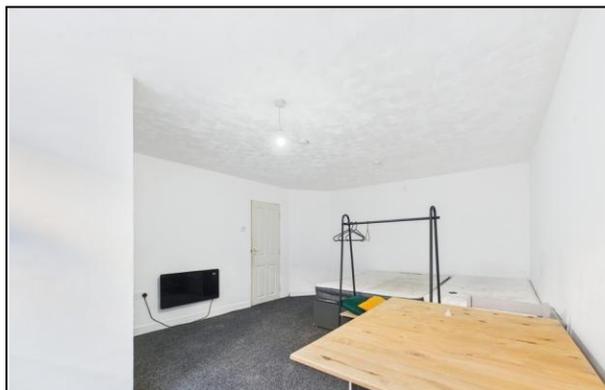
## COVERAGE BROADBAND

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>



# Lonsdale Road, Blackpool

## TENURE

The property is **Freehold**

## COUNCIL TAX

Band "A" (per flat)

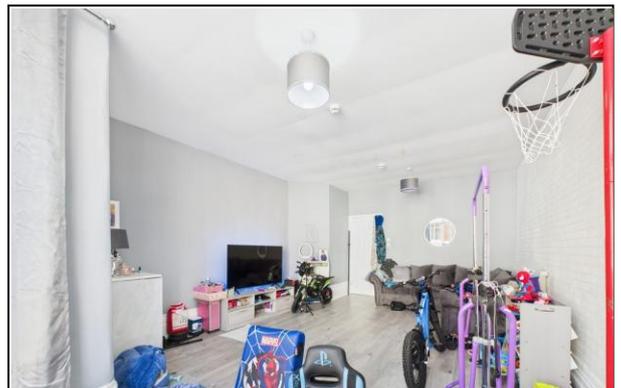
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
<b>A</b>	<b>£1104.47</b>	<b>£1170.70</b>	<b>£1218.16</b>
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.

01/05/2025



# Lonsdale Road, Blackpool



Floor -1



Ground Floor

**Approximate total area<sup>(1)</sup>**

2697 ft<sup>2</sup>  
250.3 m<sup>2</sup>

**Reduced headroom**

46 ft<sup>2</sup>  
4.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Floor 1



Floor 2