



Lonsdale Road, Blackpool, FY1 6EE

Starting Bid £95,000

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- For Sale by Online Auction
- Spacious 4-Storey Home
- Approximately 3,000 Sq. Ft.
- Ideal to Convert to Flats (STPP)
- Close to Amenities
- Convenient for Blackpool Promenade
- NO CHAIN
- Viewings Available/360 Virtual Tour

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Lonsdale Road, Blackpool

For Sale by Online Auction with a Starting Bid of £95,000. T&Cs Apply. See WebbMove for all the auction details. At approximately 3,000 sq. ft. and being spread across four floors, this enormous 12 bedroom family home offers spacious living accommodation throughout and whilst it requires some TLC, it has been reflected in the attractive price.

The property is ideal for several uses including for a large family looking for plenty of living space, conversion to a good-sized block of flats (STPP) which would undoubtedly offer a generous return on investment or even Airbnb because of its location. Located in Central Blackpool which is a major part of the multi-million-pound regeneration project which includes the building of new restaurants, entertainment centres, a hotel and much more. This will surely see prices start to rise in the future. In addition, it is close to all local amenities including shops, schools, bus/tram routes, the promenade and even Blackpool Football Club.

LOWER GROUND FLOOR

RECEPTION ROOM

13' 3" x 17' 6" (4.04m x 5.33m)

BAR AREA

12' 4" x 15' 0" (3.76m x 4.57m)

KITCHEN

8' 8" x 12' 2" (2.64m x 3.71m)

INNER HALLWAY/UTILITY

15' 10" x 4' 11" (4.83m x 1.5m)

BEDROOM

13' 9" x 9' 3" (4.19m x 2.82m)

BATHROOM

4' 0" x 7' 7" (1.22m x 2.31m)

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE

20' 9" x 13' 1" (6.32m x 3.99m)

KITCHEN

11' 2" x 9' 9" (3.4m x 2.97m)

W.C.

2' 8" x 5' 1" (0.81m x 1.55m)

W.C.

3' 6" x 5' 0" (1.07m x 1.52m)

BEDROOM

7' 0" x 8' 3" (2.13m x 2.51m)

RECEPTION ROOM

11' 2" x 10' 2" (3.4m x 3.1m)



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FIRST FLOOR

BEDROOM

7' 9" x 11' 11" (2.36m x 3.63m)

EN-SUITE

5' 2" x 3' 3" (1.57m x 0.99m)

BEDROOM

7' 9" x 8' 5" (2.36m x 2.57m)

EN-SUITE

3' 11" x 4' 11" (1.19m x 1.5m)

BEDROOM

10' 4" x 9' 11" (3.15m x 3.02m)

EN-SUITE

3' 1" x 5' 5" (0.94m x 1.65m)

BEDROOM

13' 8" x 9' 8" (4.17m x 2.95m)

EN-SUITE

2' 11" x 6' 1" (0.89m x 1.85m)

BEDROOM

9' 11" x 7' 3" (3.02m x 2.21m)

SECOND FLOOR

BEDROOM

11' 10" x 7' 2" (3.61m x 2.18m)

EN-SUITE

3' 6" x 5' 3" (1.07m x 1.6m)

BEDROOM

7' 8" x 8' 9" (2.34m x 2.67m)

EN-SUITE

5' 2" x 3' 7" (1.57m x 1.09m)

BEDROOM

14' 0" x 11' 3" (4.27m x 3.43m)

EN-SUITE

4' 5" x 4' 7" (1.35m x 1.4m)

BEDROOM

14' 1" x 9' 8" (4.29m x 2.95m)

BEDROOM

10' 8" x 7' 7" (3.25m x 2.31m)

EN-SUITE

2' 6" x 5' 9" (0.76m x 1.75m)

EN-SUITE

3' 4" x 2' 10" (1.02m x 0.86m)



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THIRD FLOOR

BEDROOM

11' 11" x 7' 9" (3.63m x 2.36m)

EN-SUITE

5' 2" x 3' 3" (1.57m x 0.99m)

BEDROOM

7' 9" x 8' 5" (2.36m x 2.57m)

EN-SUITE

4' 11" x 3' 11" (1.5m x 1.19m)

BEDROOM

10' 4" x 9' 11" (3.15m x 3.02m)

EN-SUITE

5' 5" x 3' 1" (1.65m x 0.94m)

BEDROOM

13' 8" x 9' 8" (4.17m x 2.95m)

EN-SUITE

2' 11" x 6' 1" (0.89m x 1.85m)

BEDROOM

9' 11" x 7' 3" (3.02m x 2.21m)

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>

COUNCIL TAX

Band "**B**"

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.



Ground Floor



Floor 1

Approximate total area⁽¹⁾
 2932.2 ft²
 272.41 m²



Floor 2



Floor 3

(1) Excluding balconies and terraces

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.

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