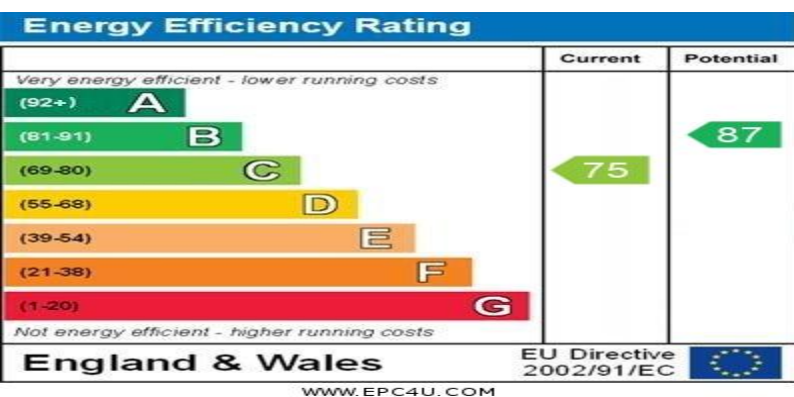




Westfield Road, Blackpool, FY1 6NX
Starting Bid £69,950



- For Sale by Online Auction
- Three Bedroom Mid Terraced
- Close To Shops and Transport Links
- Ideal Buy to Let
- Estimated Rental Income £850 PCM
- Minimal Work Required
- Priced Below Market Value
- NO CHAIN

Westfield Road, Blackpool

For Sale by Online Auction with a Starting Bid of £69,950.
T&Cs Apply. See WebbMove for all the Auction Details.

A three bedroom terraced house which was previously let and with minimal work, would be an ideal buy-to-let and would fetch circa £850PCM - a 14% gross yield, based on the current price!! It would also be a great first time buy and is located in a convenient position, close to all local amenities including shops, schools and bus routes. At a glimpse, the property briefly comprises; lounge, dining area, modern kitchen, three good sized bedrooms and a modern family bathroom suite. To the rear is an easy maintenance yard.

Viewings are available either in person or via our 360 virtual tour.

ENTRANCE

3' 6" x 3' 5" (1.07m x 1.04m)

HALLWAY

LOUNGE

12' 4" x 12' 7" (3.76m x 3.84m)

DINING AREA

14' 3" x 16' 10" (4.34m x 5.13m)

KITCHEN

11' 1" x 5' 5" (3.38m x 1.65m)

LANDING

BEDROOM ONE

12' 7" x 9' 8" (3.84m x 2.95m)

BEDROOM TWO

14' 1" x 4' 4" (4.29m x 1.32m)

BEDROOM THREE

9' 7" x 6' 5" (2.92m x 1.96m)

BATHROOM

9' 6" x 4' 10" (2.9m x 1.47m)

YARD TO REAR

COVERAGE

BROADBAND

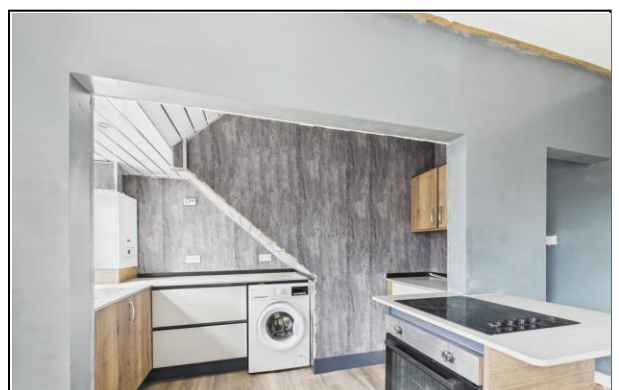
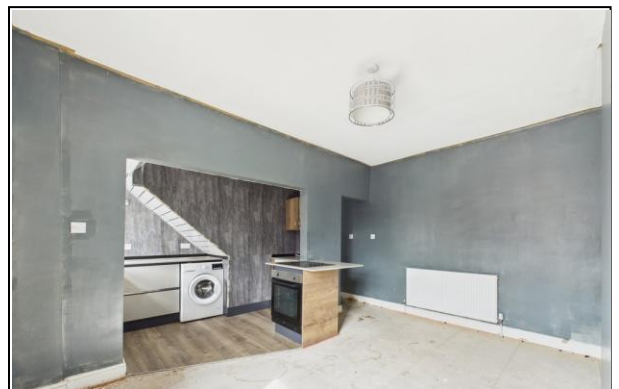
We are advised that the property can obtain Fibre to the Premises (FTTP)

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>



Westfield Road, Blackpool

TENURE

The property is **Freehold**

COUNCIL TAX

Band "A"

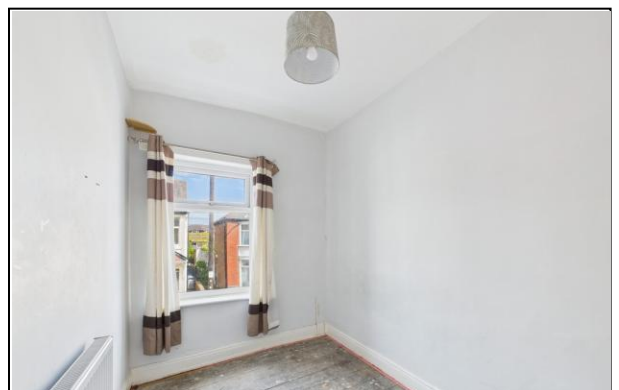
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

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

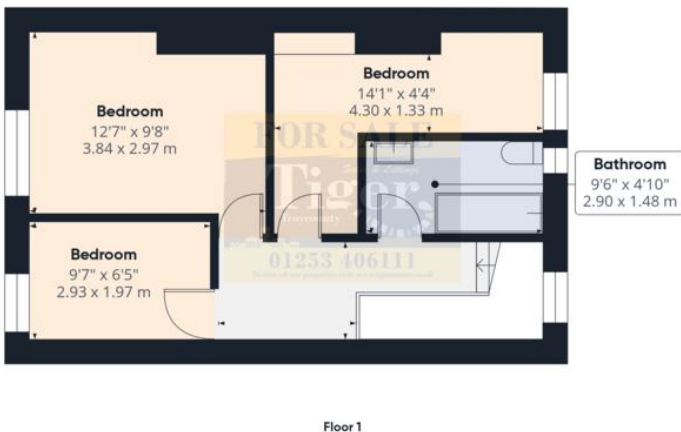
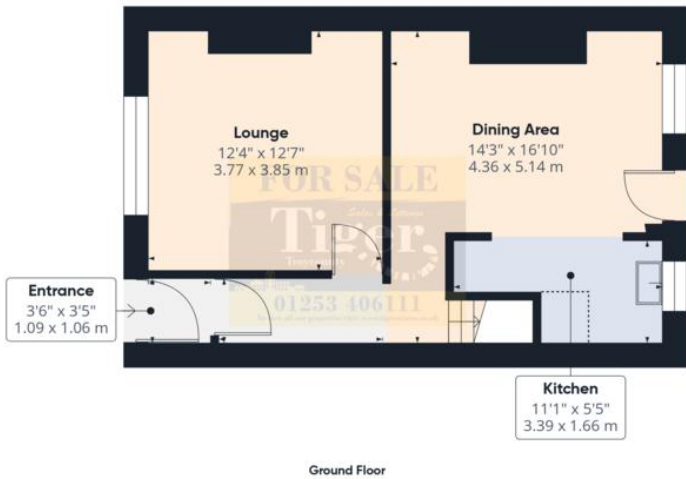
PLEASE NOTE

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.

09/07/2025



Westfield Road, Blackpool



Approximate total area^m
808 ft²
75 m²

Reduced headroom
6 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360