



Park Road, Blackpool, FY1 4JE

Starting Bid £115,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

- For Sale by Online Auction
- Three Bedroom HMO
- Two Kitchens & Kitchenette
- Bursting With Character
- Close To Stanley Park & Town Centre
- Two Bathrooms
- Ample Off-Street Parking
- NO CHAIN

Park Road, Blackpool

For Sale by Online Auction with a Starting Bid of £115,000. Terms & Conditions Apply. See WebbMove for all the Auction Details.

Occupying a good-sized corner plot is this impressive and unique mock Tudor style semi-detached house which is currently arranged as a HMO and has been for over 25 years. The property has been immaculately maintained by the present owner and is only being sold due to retirement, presenting a great opportunity for an investor. Alternatively, a cash buyer could purchase the property and make minimal alterations to make it the perfect family home.

The ground floor briefly comprises; entrance hallway, lounge, second lounge through to a bedroom with en suite and walk-in-wardrobe and fitted kitchen. To the first floor is a large living area with kitchenette, a second living room through to a kitchen, two bedrooms, a bathroom and a separate W.C. In addition, the property has many original features throughout, a basement, two parking spaces and generous sized gardens surround the property. With NO CHAIN involved, this property is not going to hang around so arrange a viewing now, either in person or via our 360 virtual tour.

Located a stone's throw away from Blackpool and the Fylde College University Centre as well as within easy reach of all local amenities including shops, schools, bus routes, motor way links and Blackpool Town Centre, the focus of the major c. £350M regeneration project!

ENTRANCE HALLWAY

15' 5" x 7' 11" (4.7m x 2.41m)

LOUNGE

11' 8" x 16' 2" (3.56m x 4.93m)

SECOND RECEPTION ROOM (THROUGH TO THE BEDROOM)

14' 0" x 16' 1" (4.27m x 4.9m)

BEDROOM ONE

11' 9" x 8' 10" (3.58m x 2.69m)

WALK-IN WARDROBE

3' 11" x 3' 10" (1.19m x 1.17m)

EN-SUITE

4' 10" x 3' 10" (1.47m x 1.17m)

LANDING

LIVING AREA/KITCHENETTE

11' 9" x 16' 4" (3.58m x 4.98m)

LIVING ROOM (THROUGH TO A KITCHEN)

13' 11" x 13' 7" (4.24m x 4.14m)

KITCHEN

9' 3" x 5' 3" (2.82m x 1.6m)

BEDROOM TWO

9' 4" x 7' 2" (2.84m x 2.18m)

BEDROOM THREE

7' 11" x 7' 9" (2.41m x 2.36m)



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BATHROOM

8' 5" x 5' 3" (2.57m x 1.6m)

W.C.

5' 11" x 2' 5" (1.8m x 0.74m)

BASEMENT

GENEROUS SIZED GARDENS

DRIVEWAY FOR SEVERAL CARS

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>

TENURE

The property is **Freehold**

COUNCIL TAX

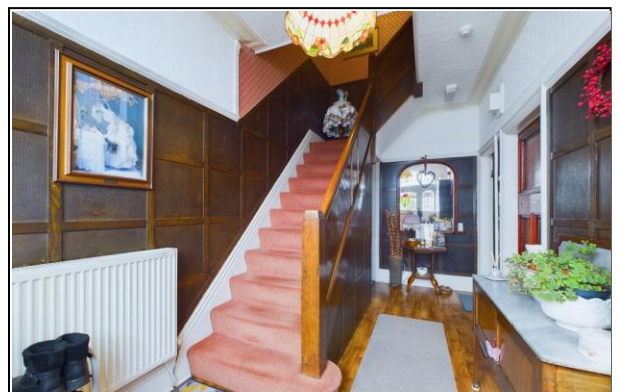
Band "D"

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.

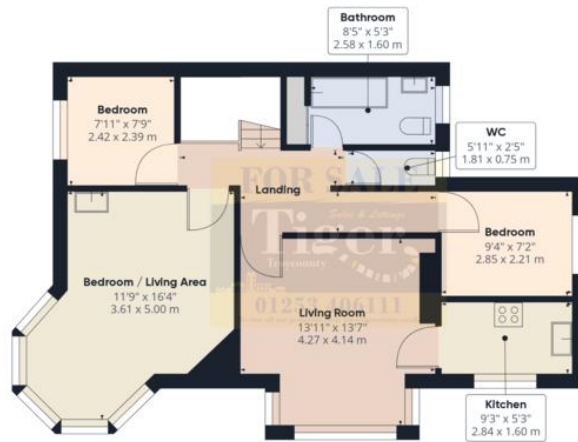


Park Road, Blackpool

29/04/2025



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1446 ft²
134.34 m²

(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.

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