



Ellesmere Road, Blackpool, FY4 3DS

Starting Bid £69,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	12 G	

- For Sale by Online Auction
- A Modern Built 3 Bedroom Terraced House
- TLC Required Throughout
- Modern Fitted Wet Room
- Integral Garage with Electric Roller Door
- Easy Maintenance Rear Garden
- Small Garden to Front with Off Street Parking
- Estimated Rental Income £950 PCM (Once Renovated)

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Ellesmere Road, Blackpool

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

A modern constructed three-bedroom garden terraced house which comes complete with off street parking and integral garage which is accessed via an electric roller door. The property briefly comprises; a small porch, good sized open-plan lounge/dining room/kitchen, stairs to the first floor which has three good sized bedrooms, access to the loft and a modern fitted wet room. To the rear is an easy maintenance garden.

The property is well located in a popular residential area, close to all local amenities including shops, schools and bus routes. If you were interested in this property as a buy-to-let investment, it would likely appeal to working tenants with a small family and we estimate the rental return to be in the region of £950 PCM, once it was renovated to a good standard. It would also make the perfect first time buy for those looking to put their own stamp on a property.

N.B. There is significant cracking in several areas of the property which we understand was previously found to be non-progressive, many years ago, albeit a recent structural engineer's report has not been produced. A prospective buyer could request one at their expense.

PORCH

UPVC porch with door leading to the lounge via a modern composite external door.

OPEN PLAN LOUNGE

13' 0" x 12' 11" (3.96m x 3.94m)

OPEN PLAN KITCHEN/DINING ROOM

21' 2" x 10' 3" (6.45m x 3.12m)

LANDING

8' 8" x 3' 2" (2.64m x 0.97m)

Access to loft.

BEDROOM ONE

13' 0" x 10' 3" (3.96m x 3.12m)

BEDROOM TWO

10' 3" x 10' 9" (3.12m x 3.28m)

BEDROOM THREE

10' 2" x 8' 6" (3.1m x 2.59m)

WET ROOM

7' 3" x 7' 10" (2.21m x 2.39m)

OUTSIDE

A small, easy maintenance garden to the front, mostly paved with some shrubs, a small grass area and trees, with a driveway leading to the garage.

To the rear is also an easy maintenance enclosed garden, mostly decked.



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INTEGRAL GARAGE

16' 10" x 8' 0" (5.13m x 2.44m)

Accessed via an electric roller door.

COVERAGE

BROADBAND

We are advised that the property can obtain fiber 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>

Lettings Ltd.

TENURE

The property is **Freehold**

COUNCIL TAX

Band "**B**"

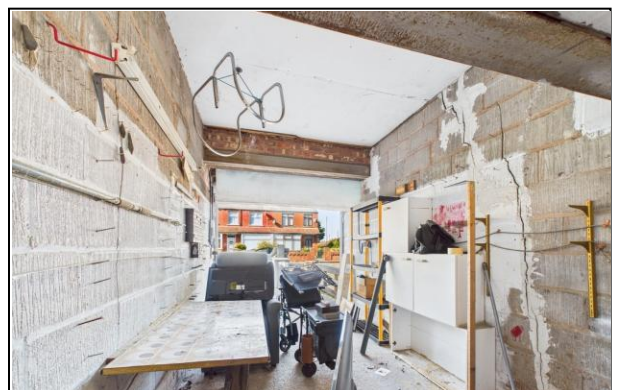
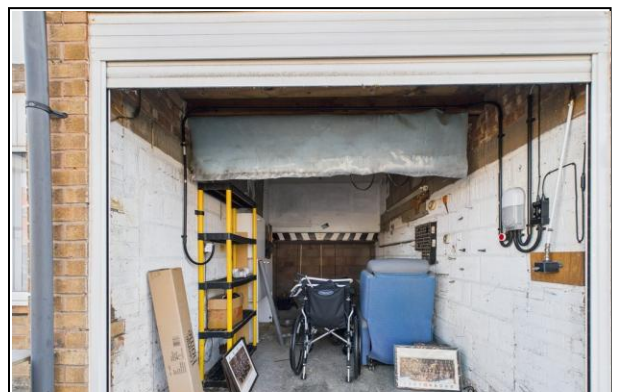
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

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

10/04/2025



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Ground Floor



Floor 1



Approximate total area¹
987.17 ft²
91.71 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.

Calculations are based on RICS IPMS 3C standard.

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