



Alderley Avenue, South Shore, Blackpool, FY4 1QG
Starting Bid £95,000

| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

- For Sale by Online Auction
- Ideal 'Flip' Opportunity
- Renovation Required/Realistic Asking Price
- Excellent Residential Position
- Two Reception Rooms & Loft Room
- Expected Rental Income £950 PCM (Once Renovated)
- Good Sized Garden
- Driveway & Garage

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Alderley Avenue, Blackpool

For Sale by Online Auction with a Starting Bid of £95,000.
Terms & Conditions Apply. See WebbMove for all the Auction Details.

A spacious three bedroom (plus loft room) semi-detached house which is situated in an excellent residential position, close to all local amenities including shops, schools, the famous Blackpool Pleasure Beach and New South Promenade. The property needs some TLC throughout, but once complete, it would be a great family home again. At a glimpse, it comprises; entrance porch, hallway with understairs storage housing a modern central heating boiler, spacious lounge through to the dining room, kitchen, three bedrooms, a loft room and a large family bathroom.

Externally there is a small garden to the front and a driveway leading to a garage with a good sized garden to the rear.

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

PORCH

3' 3" x 6' 0" (0.99m x 1.83m)

HALLWAY

11' 4" x 5' 4" (3.45m x 1.63m)

LOUNGE (THROUGH TO DINING ROOM)

11' 5" x 10' 4" (3.48m x 3.15m)

DINING ROOM (COULD BE OPENED TO THE KITCHEN)

11' 7" x 10' 3" (3.53m x 3.12m)

LANDING

6' 3" x 3' 6" (1.91m x 1.07m)

BEDROOM ONE

13' 5" x 10' 0" (4.09m x 3.05m)

BEDROOM TWO

11' 6" x 8' 5" (3.51m x 2.57m)

BEDROOM THREE

6' 8" x 6' 0" (2.03m x 1.83m)

BATHROOM SUITE

8' 2" x 5' 11" (2.49m x 1.8m)

LOFT ROOM

9' 6" x 6' 11" (2.9m x 2.11m)

GARDENS

Garden to front, mostly lawn.
Driveway to side leading to a garage.
Good sized rear garden.

TENURE

The property is **Freehold**



Alderley Avenue, Blackpool

COUNCIL TAX

Band "B"

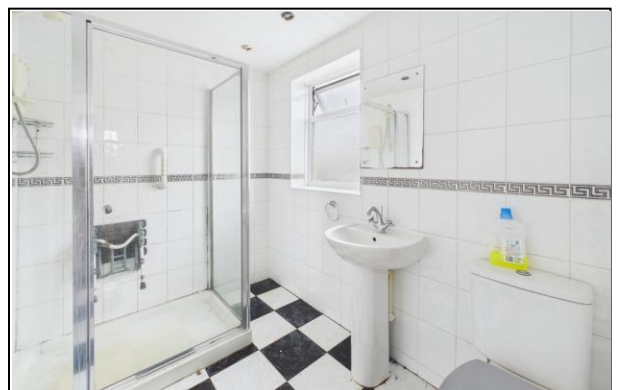
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

| 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.

22/07/2025



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