



Poulton Road, Fleetwood, FY7 6TB

Price: £55,000

- For Sale by Online Auction
- Ground Floor Flat Vacant
- First Floor Flat - Let for £421.20 PCM
- Projected Income Circa £11,000 P.A.
- Close to Fleetwood Town Centre
- Converted with Planning Permission
- Both Apartments are Spacious Throughout
- Ideal Investment Opportunity

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Poulton Road, Fleetwood

For Sale by Online Auction with a Starting Bid of £55,000. Terms & Conditions Apply. See WebbMove for all the Auction Details.

A rare opportunity to buy a pair of flats in Fleetwood which have been converted with full planning consent. Both flats are spacious throughout and are each self-contained with a lounge, kitchen, one bedroom and a bathroom. The ground floor flat is vacant and requires modernisation to make it lettable, once complete it could fetch circa £500 PCM. The first floor is currently let at £421.20 PCM and again, requires modernisation.

Once fully let, the property would likely fetch circa £11,000 per annum, making the return (based on the starting price) around 15%.

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

*N.B. - there is no tenancy agreement available for the first floor flat

GROUND FLOOR FLAT

LOUNGE

12' 6" x 15' 7" (3.81m x 4.75m)

KITCHEN

10' 3" x 11' 10" (3.12m x 3.61m)

BEDROOM

14' 6" x 12' 0" (4.42m x 3.66m)

BATHROOM

8' 0" x 7' 5" (2.44m x 2.26m)

BOILER ROOM

4' 3" x 3' 4" (1.3m x 1.02m)

FIRST FLOOR FLAT

Measurements unavailable although the size is similar.

YARD TO REAR

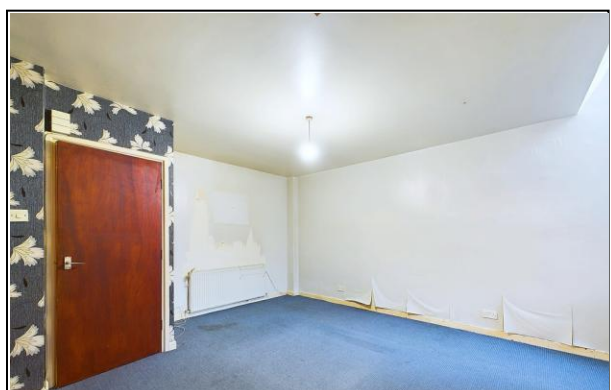
APPROXIMATE AGE OF THE PROPERTY

TENURE

The property is **Good Leasehold**

COUNCIL TAX

Band **"A"**



53a&b Poulton Road, , Fleetwood

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.

27/03/2025



Poulton Road, Fleetwood



Approximate total area⁽¹⁾

638.62 ft²
59.33 m²

Reduced headroom

4.35 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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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