



### 3 bed end of terrace house to buy in FY1

Boardman Avenue, Blackpool, Lancashire, FY1 6QD

**£87,500** Starting Bid

 x 3  x 1  x 1

Tenure

**Freehold**

### Property features

- ✓ Sold with a sitting tenant paying 750pcm
- ✓ Two double bedrooms and single
- ✓ Sold by Secure Sale
- ✓ EPC Rating E

On Street parking

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Abigail Hall  
Branch Manager  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A spacious, neutrally decorated semi-detached home located in the popular South Shore area of Blackpool. The property benefits from off-road parking and offers two generous double bedrooms, along with a modern fitted kitchen and bathroom. Ideally situated close to Waterloo Primary School and within a five-minute walk of Aldi on Bloomfield Road, making it perfect for families. The home is double glazed throughout and features gas central heating.

Please note the photos were taken in 2017 prior to the tenant moving in and have been listed to give any perspective buyers an idea of the layout

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £87,500

Property Type: End of terrace house

Parking: On Street, Driveway & Garage

Year built: 1920

Construction materials: Brick and block

Roofing type: Slate tiles, Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92-100) <b>A</b>                           |         |                                                                                                               |
| (81-91) <b>B</b>                            |         |                                                                                                               |
| (69-80) <b>C</b>                            |         | 78                                                                                                            |
| (55-68) <b>D</b>                            |         |                                                                                                               |
| (39-54) <b>E</b>                            | 49      |                                                                                                               |
| (21-38) <b>F</b>                            |         |                                                                                                               |
| (1-20) <b>G</b>                             |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC  |

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Contact your local branch today for more information on this property:

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