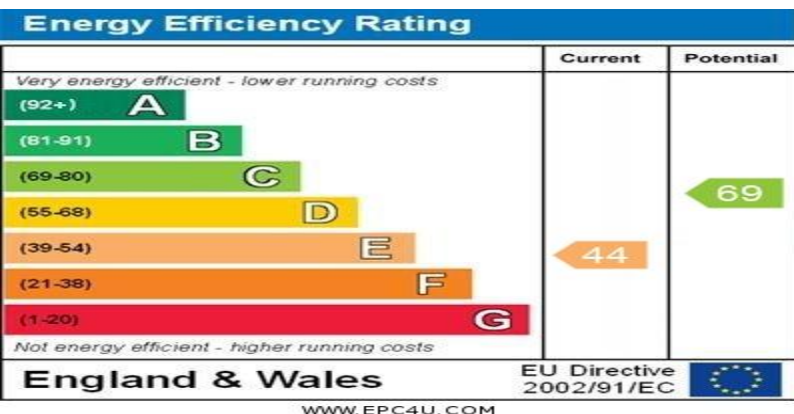




**Poulton Road, Fleetwood, FY7 6TB**  
**Starting Bid £70,000**



- For Sale by Online Auction
- GFF Vacant - Requires Modernisation
- FFF - Let for £463.66 PCM - Refurbished
- Projected Income Circa £11,000 P.A
- Close to Fleetwood Town Centre
- Converted with Planning Permission
- Both Apartments are Spacious Throughout
- Ideal Investment Opportunity

# Poulton Road, Fleetwood

For Sale by Online Auction with a Starting Bid of £70,000.  
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 £463.66 PCM and is in good condition.

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.

## **GROUND FLOOR FLAT**

*Currently vacant, once renovated it would likely fetch circa £500 PCM.*

### **BEDROOM**

10' 9" x 15' 2" (3.28m x 4.62m)

### **LOUNGE**

13' 0" x 11' 0" (3.96m x 3.35m)

### **KITCHEN**

8' 9" x 8' 10" (2.67m x 2.69m)

### **BATHROOM**

8' 9" x 6' 11" (2.67m x 2.11m)

## **FIRST FLOOR FLAT**

*In good condition and currently let for £463.66 PCM.*

### **LOUNGE**

14' 10" x 12' 1" (4.52m x 3.68m)

### **BEDROOM**

9' 3" x 13' 2" (2.82m x 4.01m)

### **BATHROOM**

6' 0" x 8' 10" (1.83m x 2.69m)

### **KITCHEN**

8' 9" x 7' 3" (2.67m x 2.21m)

### **YARD TO REAR**

### **TENURE**

The property is **Freehold**

### **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>



# Poulton Road, Fleetwood

## COUNCIL TAX

Bands "A" (per flat)

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
<b>A</b>	<b>£1104.47</b>	<b>£1170.70</b>	<b>£1218.16</b>
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.

21/01/2025



# Poulton Road, Fleetwood



Ground Floor



Floor 1



**Approximate total area<sup>1)</sup>**  
1016.24 ft<sup>2</sup>  
94.41 m<sup>2</sup>

(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.

GIRAFFE 360