



45 Walpole Avenue, Blackpool, FY4 1SE

Price: £200,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		

- For Sale by Online Auction
- Three Double Bedroom Detached House
- Much Sought-After Residential Location
- Spacious Lounge, Separate Dining Room And Garden Room
- Utility Room, Family Bathroom And Separate W.C.
- Excellent Potential To Modernise And Add Value
- Driveway, Garage And Useful Coal Shed
- Attractive Original Features, Including Stained Glass

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Three Bedroom Detached House with Excellent Potential – No Onward Chain

Situated on the ever-popular Walpole Avenue, this attractive three double bedroom detached house offers spacious accommodation in a much sought-after residential location, with excellent potential to modernise and add value. Offered with no onward chain, it presents an ideal opportunity for buyers looking to create their ideal home.

The accommodation briefly comprises a lounge, separate dining room, garden room, utility room, three double bedrooms, family bathroom and separate WC. A large larder cupboard offers potential for conversion into a ground floor WC. The property also retains charming original features, including stained glass windows.

Externally, a driveway provides off-road parking and leads to a garage, with a useful coal shed also included.

Conveniently located within easy reach of Blackpool South train station, the picturesque promenade, local amenities and Squires Gate Retail Park, the property also offers easy access to both Blackpool and Lytham town centres.

Offering generous living space, traditional character and exciting scope for improvement, this is a fantastic opportunity to acquire a detached home in a desirable location with the added benefit of no onward chain.

ENTRY 5' 5" x 2' 3" (1.65m x 0.69m)

HALLWAY 15' 3" x 4' 1" (4.65m x 1.24m)

LIVING ROOM 12' 6" x 12' 10" (3.81m x 3.91m)

DINING ROOM 12' 2" x 11' 11" (3.71m x 3.63m)

SUNROOM 11' 7" x 3' 9" (3.53m x 1.14m)

KITCHEN

COAL SHED

UTILITY ROOM 7' 7" x 5' 7" (2.31m x 1.7m)

STAIRS & LANDING

BEDROOM ONE 12' 6" x 12' 11" (3.81m x 3.94m)

BEDROOM TWO 12' 1" x 12' 4" (3.68m x 3.76m)

BEDROOM THREE 8' 4" x 8' 11" (2.54m x 2.72m)

BATHROOM 7' 7" x 7' 2" (2.31m x 2.18m)

W.C. 5' 7" x 2' 7" (1.7m x 0.79m)

EXTERNAL Garden to front.

Driveway to the side leading to a garage.

Easy maintenance garden to rear.

COVERAGE BROADBAND



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We are advised that the property can obtain Fibre to the Property (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>

AUCTION INFORMATION This property is for sale by online auction under WebbMove Auctions ('The Auctioneer'). Lots sold by the Auctioneer will typically be sold under unconditional auction terms.

The auction end date for this property is scheduled for 6th November 2026. Please note some circumstances can cause this date to change, and it may close before the scheduled end date.

Upon acceptance of their bid, the winning bidder will be required to pay both a deposit and a buyer's premium within 24 hours. Typically, this will be 10% of the sale price and 4% plus VAT of the sale price (subject to a minimum of £4,000 plus VAT) respectively. The deposit will form part of the sale price on completion of the sale, the buyer's premium will be retained by The Auctioneer as a fee for their services.

Most properties can be viewed prior to the auction date either in person or through our virtual 360 tours and can be arranged via Tiger Sales and Lettings.

Prospective buyers will be required to register with The Auctioneer, upon doing this they will be able to download legal information and place bids. Visit the Auctioneer's website to register, in-line with anti-money laundering regulations, a prospective buyer's identity will have to be verified before a bid(s) can be placed.

For specifics relating to the auction/sale, a buyer should download and review the Legal Pack via The Auctioneer's website, paying special attention to the Special Conditions, the auctioneers' terms and conditions, and the RICS Common Auction Conditions. We recommend seeking the advice of a competent legal advisor before placing a bid.

Looking to SELL by AUCTION rather than BUY? Get in touch for your free valuation! You never know, your property may be worth more than you think.

WebbMove Auctions is a trading name of Tiger Sales and Lettings Ltd.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

TENURE

The property is **Freehold**

SERVICE CHARGE



GROUND RENT

COUNCIL TAX

Band D

ANNUAL COUNCIL TAX AMOUNT

£2,513

BROADBAND COVERAGE

We are advised that the property can obtain

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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.

15/10/2026