



141 Bloomfield Road, Blackpool,
Lancashire, FY1 6JN

Guide Price £70,000

***** AUCTION - AUCTION - AUCTION *****

This **LARGE** mid-garden terraced does require further updating, but can already boast **FOUR** bedrooms, Two large and **SEPARATE** reception rooms as well as the dining kitchen which is **OVER 15ft x 10ft**. In, addition there is a ground floor bathroom/Wc plus a first floor shower room, along with **UPVC double glazing** and gas central heating.

The property is conveniently directly opposite a major supermarket, within 0.5 miles of the **PROMENADE** and 0.2 miles of **Blackpool Football Club**.

- Modern Method of Auction Ts & Cs Apply
- **FOUR** bedrooms
- **TWO** separate receptions
- **TWO** bathrooms
- **SOUTH** facing rear
- Development opportunity

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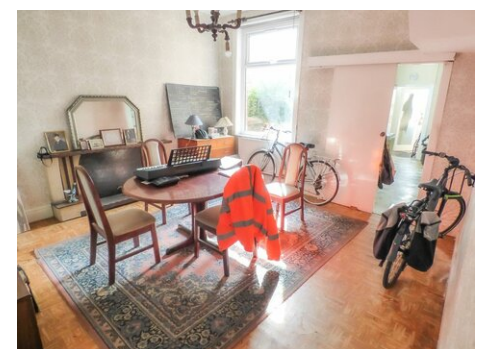
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Vestibule: Coved ceiling, Double glazed composite front door.

Hall: Staircase, Coved ceiling, Double radiator.

Lounge: 15'9" x 12'10" (4.80 m x 3.90 m) Stunning period fire surround to open fireplace, Coved ceiling, Picture rail, UPVC double glazed bay window, Double radiator.

Dining Room: 14'1" x 13'9" (4.30 m x 4.20 m) Fire surround, UPVC double glazed window, Double radiator.

Breakfast Kitchen: 15'5" x 10'2" (4.70 m x 3.10 m) Fitted wall and base cupboard units, Complementary worktops and breakfast bar, Built in oven and hob, Stainless steel sink, Part tiled walls, UPVC double glazed window.

Inner Hall: Double glazed composite rear door.

Bathroom: Comprising; Panelled bath, Low flush WC, Vanity wash basin, Tiled walls, UPVC double glazed windows.

First Floor: Split level landing.

Bedroom 1: 12'6" x 11'6" (3.80 m x 3.50 m) UPVC double glazed window, Radiator.

Bedroom 2: 12'6" x 5'7" (3.80 m x 1.70 m) UPVC double glazed window.

Bedroom 3: 14'5" x 11'6" (4.40 m x 3.50 m) Fitted wardrobes, UPVC double glazed window, Double radiator.

Bedroom 4: 10'6" x 9'6" (3.20 m x 2.90 m) Stainless steel sink and base unit, UPVC double glazed window.

Shower Room: Shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window.

Outside:

Front Garden: Forecourt garden.

Rear Garden: South facing, Concrete for ease of maintenance.

Parking: Possible off street parking to the rear.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.



***** Auction ***:** Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

***** Auction ***:** Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything

***** Auction ***:** you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



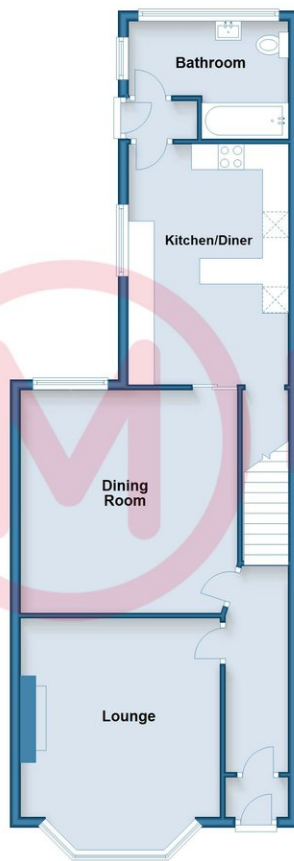
Directions: From Blackpool central head south along the promenade. Upon reaching the Manchester Pub, bear left into Lytham Road. Upon reaching the lights turn left into Bloomfield Road.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Bloomfield Road

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