



421 Central Drive, Blackpool,
FY1 6LE

Guide Price £85,000

***** INVESTORS / DEVELOPERS - GRAB YOURSELF A BARGAIN - AUCTION SALE *****

This a **SUBSTANTIAL** mid garden terraced house does require modernisation throughout but offers extensive accommodation spread across **THREE STOREYS**.

The property briefly comprises a large open plan lounge and dining room, separate breakfast room and kitchen. The upper floors have **NINE** bedrooms, two bathrooms, **PLUS** two **ADDITIONAL** Wc's.

No onward chain

*** FOR SALE BY MODERN METHOD OF AUCTION - TERMS APPLY - SEE BELOW ***

- **DEVELOPMENT PROJECT**
- **NINE bedrooms**
- **Two/Three Reception rooms**
- **TWO bathrooms**
- **TWO additional Wc's**
- **Requires modernisation.**
- **No onward chain.**

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Vestibule: Meter cupboard.

Hall: Wood effect laminate flooring, Staircase, Understairs storage.

Lounge/Dining Room: 29'6" x 13'2" (8.99 m x 4.01 m) Lovely polished wood fire surround and open grate to fireplace, Wood effect laminate flooring, Two radiators.

Breakfast Room: 13'6" x 13'5" (4.11 m x 4.09 m) Lovely polished wood fire surround, Built in cupboards to alcove, Radiator.

Dining Kitchen: 12'3" x 8'0" (3.73 m x 2.44 m) Fitted base cupboards, Tiled walls. (No access to rear).



First Floor:

Landing: Built in cupboard.

Bedroom 1: 18'2" x 13'1" (5.54 m x 3.99 m) Picture rail, Wood effect laminate flooring, Radiator.

Bedroom 2: 13'2" x 10'9" (4.01 m x 3.28 m) Wood effect laminate flooring, Radiator.

Bedroom 4: 9'2" x 6'6" (2.79 m x 1.98 m) Combi gas central heating boiler, Radiator.

Separate WC: High flush WC, Half tiled walls.

Separate WC 2: High flush WC, Half tiled walls.

Bedroom 3: 8'2" x 7'4" (2.49 m x 2.24 m) Wood effect laminate flooring, Radiator.



Second Floor:

Bedroom 5: 9'10" x 6'4" (3.00 m x 1.93 m) Wood effect laminate flooring, Radiator.

Bedroom 6: 9'10" x 6'4" (3.00 m x 1.93 m)

Bedroom 7: 12'7" x 6'7" (3.84 m x 2.01 m) Picture rail, Wood effect laminate flooring.

Bedroom 8: 13'11" x 6'6" (4.24 m x 1.98 m) Wood effect laminate flooring, Radiator.

Bedroom 9: 11'0" x 6'5" (3.35 m x 1.96 m) Wood effect laminate flooring, Radiator.

Shower Room: Comprising; Shower cubicle, Low flush WC, Wash basin, Panelled walls, Wood effect laminate flooring.



Outside:

Front:

Rear: West facing. Brick outbuildings

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.

Council Tax: Band - B £1771.00 (2024/25)

Additional Information: There property has current planning approval for use as 'a dwelling, rear building for repair, sale and display of motor vehicles and forecourt for the display of motor vehicles for sale' which was granted in 2004 / application reference 03 / 1214

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.

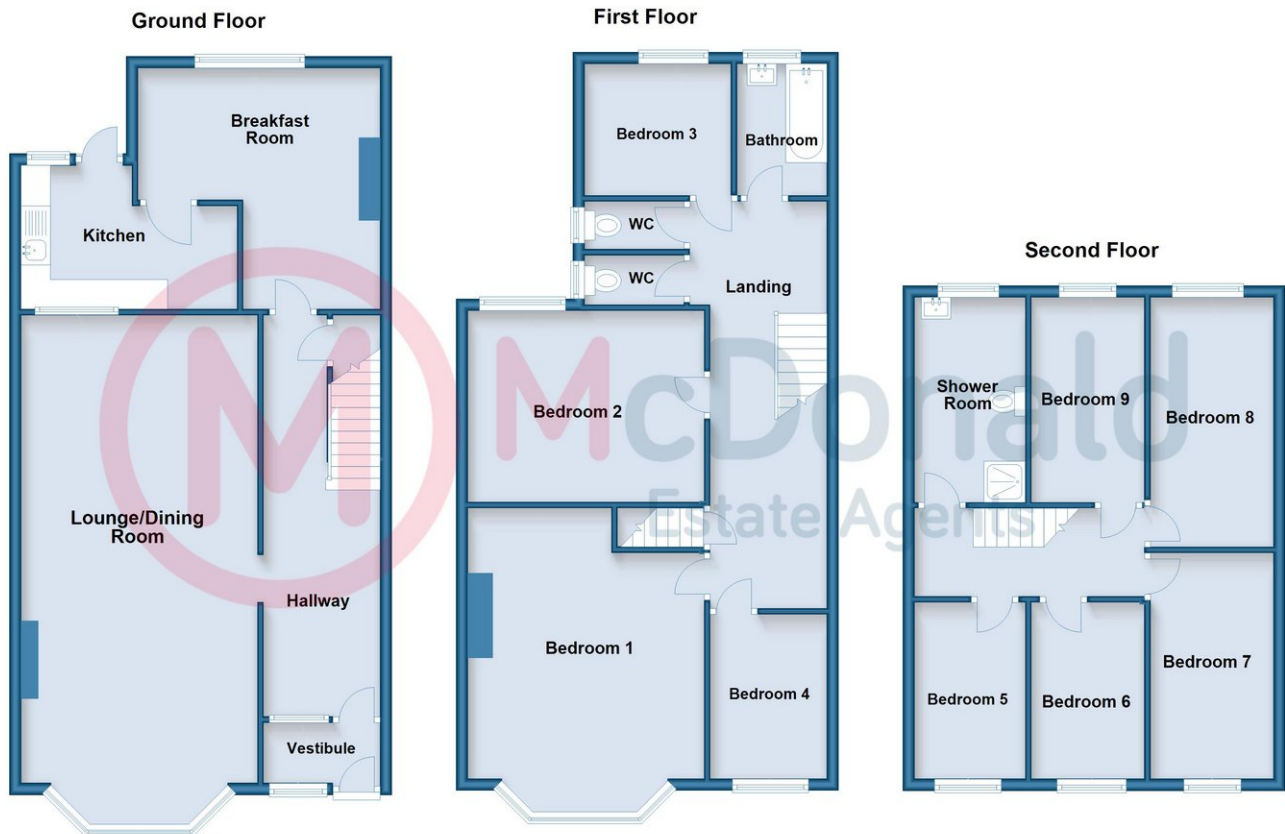


Directions: Take Whitegate Drive in a southerly direction to the traffic lights at Condor Grove and turn right. Turn left at the traffic lights into Park road then at the next traffic lights, right into Bloomfield Road. Continue down Bloomfield Road until the junction with Central drive and turn right.

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 plus) A		
(81-91) B		
(69-80) C	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Central Drive

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