



McDonald

Estate Agents

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17 Cranbrook Avenue
Bispham, FY2 0BZ

£70,000 Guide Price

A BLANK CANVAS.....A double fronted Mid Garden Terrace ready for some Tender Loving Care, and sold with NO ONWARD CHAIN.

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Lounge
- Dining Kitchen
- Two Bedrooms
- Bathroom
- Virtual full UPVC double glazing
- Gardens - South Westerly facing rear
- Parking space



Successfully selling property since
1948.



Vestibule: Meter cupboard.

Lounge: 14'10" x 11'2" (4.52 m x 3.40 m) 'Louis' style fireplace with inset living flame gas fire, TV point, Two UPVC double glazed windows, Electric storage heater.

Kitchen: 14'10" x 8'1" (4.52 m x 2.46 m) Wall and base cupboard units with complementary roll edge worktops, One and a half bowl stainless steel sink with mixer tap, Gas cooker point, Plumbed for washing machine, UPVC double glazed windows, Electric storage heater.

Rear Vestibule: Under stairs storage.

First Floor:

Landing: UPVC double glazed window, Electric storage heater.

Bedroom 1: 10'0" x 11'2" (3.05 m x 3.40 m) TV point, UPVC double glazed window.

Bedroom 2: 14'10" x 8'0" (4.52 m x 2.44 m) Built in wardrobes, UPVC double glazed windows.

Bathroom: Comprising; Bath, Low flush WC, Pedestal wash basin, UPVC double glazed window.

Outside:

Front: Open plan, Mainly lawn.

Rear: South-westerly facing, backing on to playing fields.

Parking: Residents' parking spaces.

Heating: Electric storage 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 £1688.52 (2023/24)



Auctioneer Comments

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. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the

service is taken. Payment varies but will be no more than £450. These services are optional.

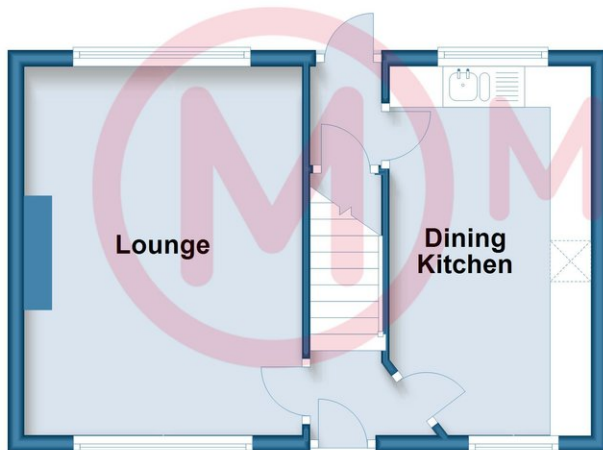
Directions: From our office travel inland to the roundabout and take the second and proceed through the village, continue to the end and turn left onto Ashfield Road. Take the first turning on the left into Fairfax Avenue, and second left again into Cranbrook Avenue.

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.

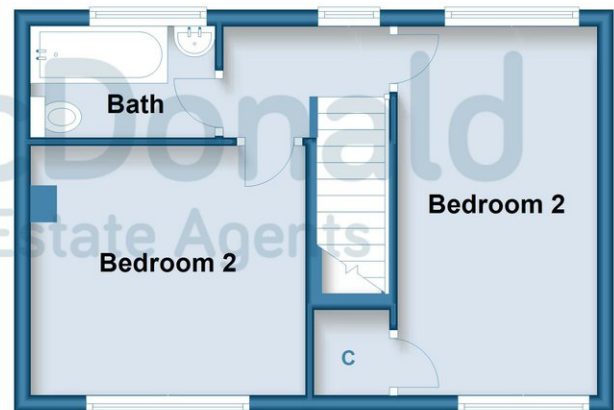
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 84 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 49 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |

Ground Floor



First Floor



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Cranbrook Avenue

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 your FREE market appraisal.

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