



15 Leyburn Avenue,
Bispham, FY2 9AQ

Guide Price £100,000

**** POTENTIAL POTENTIAL POTENTIAL ****

Do you have the vision ? This **DETACHED Bungalow** requires renovation throughout, but occupies a good plot and is that perfect blank canvas to create your own dream home. A great spot with the Promenade at the end of the road, 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 - 23' in length
- 2 Bedrooms
- Wet room; Separate WC
- Kitchen
- Gardens - over 60' to the rear
- Garage

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1948.



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Vestibule: Meter cupboard, UPVC double glazed door.

Hall: Coved ceiling, Picture rail, Radiator.

Lounge: 23'0" x 10'4" (7.01 m x 3.15 m) Fireplace, TV point, UPVC double glazed windows, Radiator.

Kitchen: 13'1" x 8'6" (3.99 m x 2.59 m) Wall and base cupboard units with complementary roll edge worktops, Single drainer stainless steel sink, Electric cooker point, Plumbed for washing machine, UPVC double glazed bay window, Radiator.

Bedroom 1: 13'9" x 9'3" (4.19 m x 2.82 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 2: 8'0" x 8'0" (2.44 m x 2.44 m) Coved ceiling, UPVC double glazed window, Radiator.

Wet Room: Comprising; Shower area, Wash basin, Radiator.

Separate WC: Low flush WC, UPVC double glazed window.

Outside:

Front:

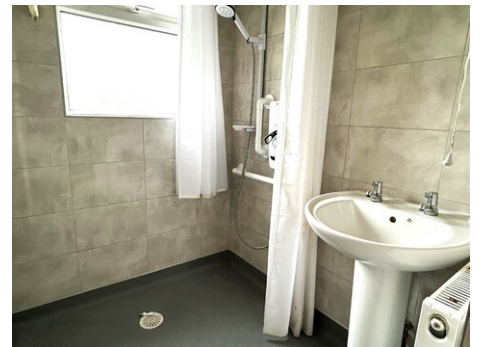
Rear: Over 60' in length with established trees and shrubs.

Parking: Concrete sectional garage 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.

Council Tax: Band - C £2024.00 (2024/25)



Auctioneers 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 is responsible for the Pack fee. For the most recent

information on the Buyer Information Pack fee, please contact the iamsold team.

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 £960 inc. VAT. These services are optional.

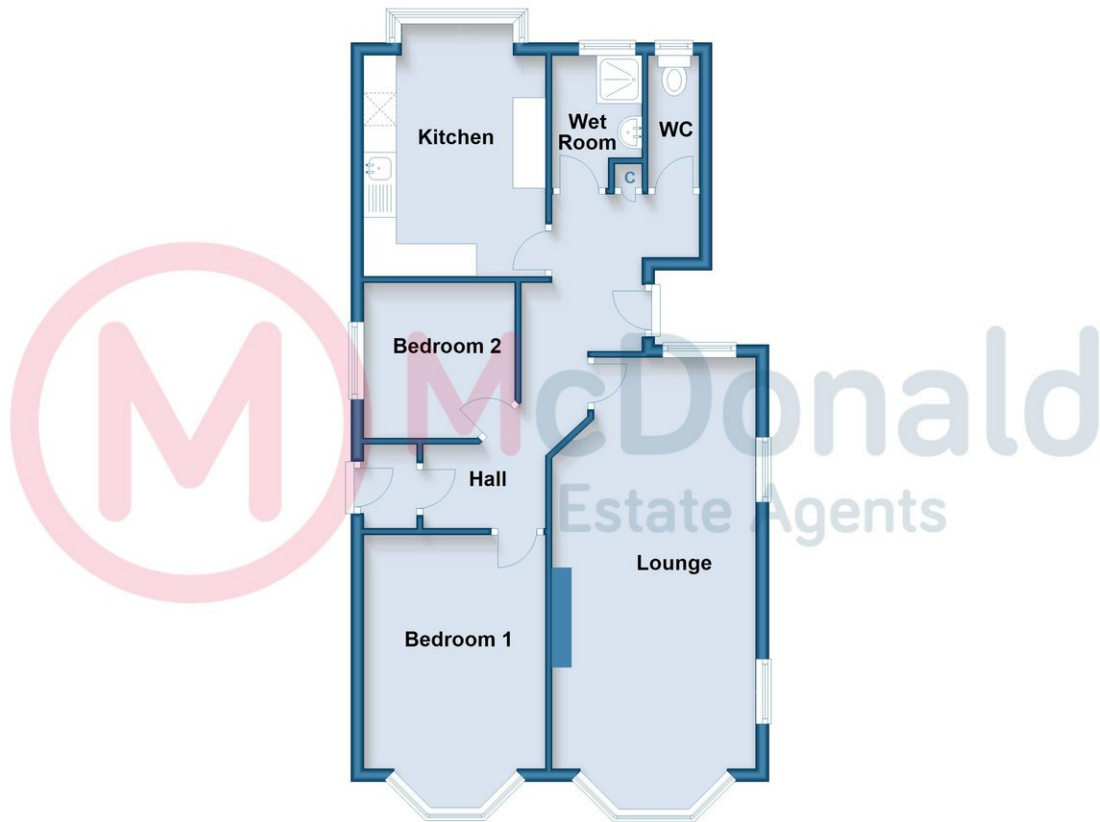
Directions: From our office on Red Bank Road proceed towards the seafront and turn right onto Queen's Promenade. Leyburn Avenue is the sixth turning on the right.

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 | | 83 |
| (69-80) C | | |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

Ground Floor



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Leyburn Avenue

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