



2 Wall Street, Blackpool  
FY1 2EG

**£50,000**

**\*\*\* ATTENTION INVESTORS / DEVELOPERS  
\*\*\* AUCTION - available for bids NOW ! \*\*\***

This end garden terraced house would make a fantastic buy-to-let investment purchase, and is available with tenant in situ, currently paying £625 PCM. The ground floor hosts a large lounge, with kitchen to the rear. Upstairs you will find two **DOUBLE** bedrooms plus three piece bathroom. Situated on the outskirts of the town centre with access to a wealth of local shops and amenities.

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

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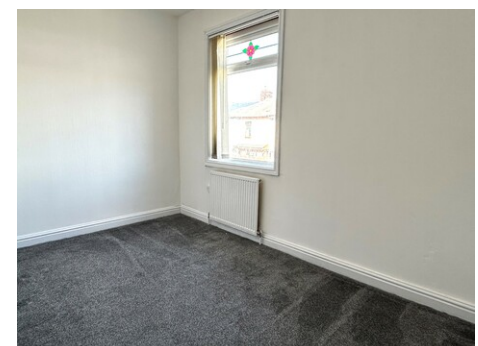
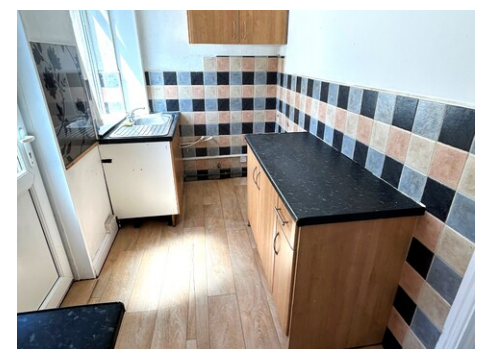
**McDonald**  
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- **NO CHAIN DELAY**
- **Two Bedrooms**
- **LARGE lounge**
- **Kitchen**
- **Bathroom**
- **UPVC double glazing**
- **Gas central heating**
- **TOWN centre location**

**Vestibule:** UPVC double glazed window and front door.

**Lounge:** 17'6" x 12'3" (5.33 m x 3.73 m) Feature fireplace recessed to the chimney breast, UPVC double glazed bay window.

**Kitchen:** 12'10" x 5'10" (3.91 m x 1.78 m) Fitted wall and base cupboards, Complementary roll edge worktops, Stainless steel sink, Gas central heating boiler, UPVC double glazed window and rear door.

**First Floor:**

**Bedroom 1:** 12'0" x 7'6" (3.66 m x 2.29 m) UPVC double glazed window, Radiator.

**Bedroom 2:** 13'0" x 6'0" (3.96 m x 1.83 m) UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath with shower attachment and screen, Pedestal wash basin, Low flush WC, Part tiled walls, Radiator.

**Outside:**

**Front:** Forecourt garden.

**Rear:** Concrete for east of maintenance, West facing.

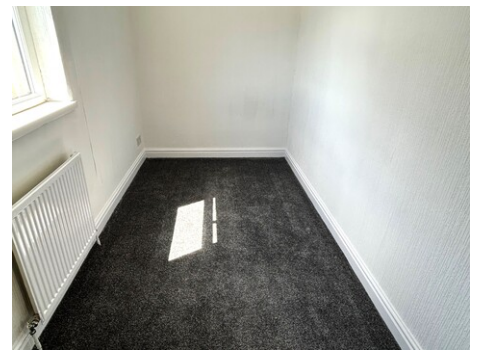
**Heating:** Gas central heating

**Gas:** Gas central heating (Gas tested January 2024. Gas safety Record available for review).

**Electric:** Tested May 2021 (Electrical Installation Condition Report available for review).

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

**Council Tax:** ( ) Band - A £1518.00 (2024/25)



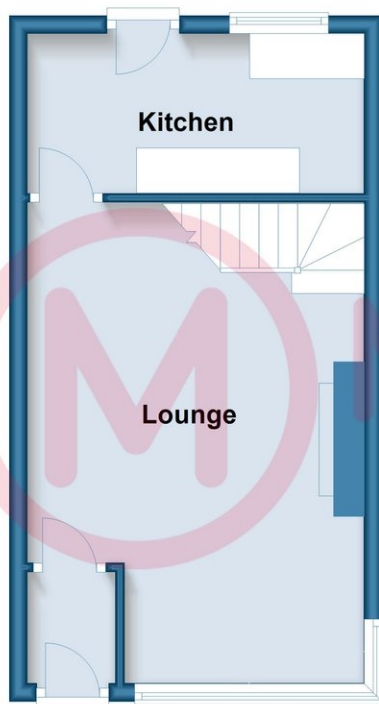
**Directions:** Travel north on Whitegate Drive to the traffic lights at Church Street and turn left. Travel to the third set of lights and turn right into Cookson Street. Travel to the lights, turn left into Talbot Road and follow the road to the right into Dickson Road, head north and turn right by the church into Cocker Street. Continue this roads full length and straight ahead of you is Wall Street.

**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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**Ground Floor**



**First Floor**



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**Wall Street**

Are YOU thinking of selling?  
 Call McDonald Estate Agents NOW, for  
 your FREE market appraisal.

