



**McDonald**

Estate Agents

**Fylde Coast Property Hub**

81-83 Red Bank Road, Bispham, FY2 9HZ

01253 398 498



sales@mcdonaldproperty.co.uk

www.mcdonaldproperty.co.uk

**23 Breck Road, Blackpool, Lancashire,  
FY3 9DT**

**£105,000**

**\*\*\* GRAB YOURSELF A REAL BARGAIN ! \*\*\***

**\*\*\* AUCTION - AUCTION - AUCTION \*\*\***

Now VERY attractively priced with a guide price of just £105,000 !!!... and for a THREE DOUBLE bedroom, THREE reception rooms and a modern kitchen and bathroom.

The LOCATION is just as attractive as its within just 200 yards of STANLEY PARK main entrance and 200 yards of numerous local shops and amenities on Whitegate Drive.

... DON'T HESITATE ON THIS ONE. !

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- **THREE DOUBLE BEDROOMS** • Three reception rooms
- Modern kitchen and bathroom
- Within 200 yards of amenities • Within 200 yards of STANLEY PARK
- NO chain



Successfully selling property since  
1948.



**Vestibule:** UPVC double glazed window, Picture window.

**Hall:** Spindle staircase, Picture rail, Coved ceiling.

**Lounge:** 15'1" x 12'6" (4.60 m x 3.80 m) UPVC Double glazed window. Radiator, Open archway to:-

**Kitchen:** 9'2" x 9'2" (2.80 m x 2.80 m) Modern range of fitted walls and base cupboard units, Built in oven and hob with extractor hood, Plumbed for washing machine and dishwasher, Double glazed windows and rear door, Stainless steel sink.

**First Floor:**

**Landing:**

**Bedroom 1:** 14'1" x 12'6" (4.30 m x 3.80 m) UPVC double glazed window, built in wardrobes, with overhead storage, Radiator

**Bathroom:** Comprising; Panelled bath with shower over, A vanity wash basin, Low flush WC, Part tiled walls, UPVC double glazed window.

**Bedroom 2:** 13'9" x 11'2" (4.20 m x 3.40 m) UPVC double glazed window, Picture window, Radiator, Built in storage cupboards.

**Bedroom 3:** 13'1" x 9'2" (4.00 m x 2.80 m) UPVC double glazed window, Radiator

**Outside:**

**Front:**

**Rear:** Southernly facing, Paved for ease of maintenance, Flower beds to borders, Shed.

**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)



## Auction Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





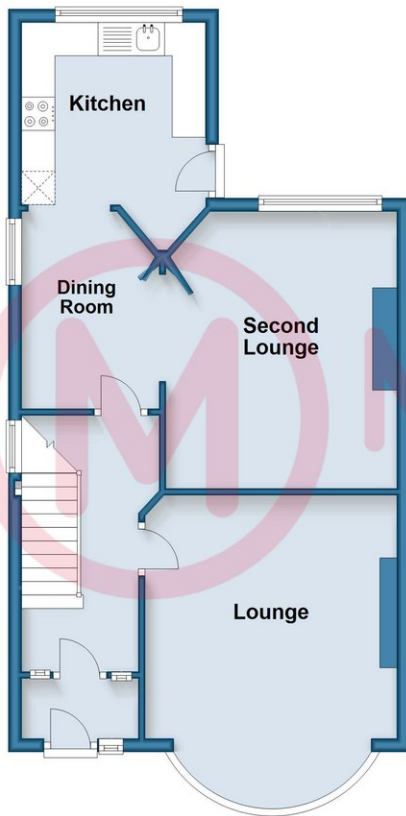
**Directions:** From traffic light junction with Church Street/Newton Drive travel South along Whitegate Drive taking your third left into Breck Road.

**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 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**Ground Floor**



**First Floor**



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale. Plan produced using PlanUp.

**23 Breck Road**

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

Award winning property sales since 1948.

