



**3 Alston Avenue, Thornton-Cleveleys,
FY5 2NE**

Guide Price £80,000

**** AUCTION, AUCTION AUCTION ****

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.

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- **Three Bedrooms**
- **Two Reception rooms**
- **Off street parking**
- **Westerly facing rear**
- **Requiring some updating**
- **For Sale by Modern Auction – T & C's apply**
- **Subject to Reserve Price ; Buyers fees apply**

Hall: UPVC double glazed window and door, Radiator.

Lounge: 14'5" x 11'3" (4.39 m x 3.43 m) Fireplace, Coved ceiling, TV point, UPVC double glazed window, Radiator. Double doors to:-

Dining Room: 9'7" x 7'5" (2.92 m x 2.26 m) UPVC double glazed window, Radiator.

Kitchen: 12'9" x 9'7" (3.89 m x 2.92 m) Wall and base cupboard units, Complementary roll edge worktops, One and a half bowl sink, Split level oven and hob with extractor, Plumbed for washing machine, Coved ceiling, UPVC double glazed window.

Rear Vestibule: Walk in storage, UPVC double glazed door.

Ground Floor WC: Low flush WC, UPVC double glazed window.

First Floor:

Bedroom 1: 14'7" x 8'6" (4.44 m x 2.59 m) TV point, UPVC double glazed window, Radiator.

Bedroom 2: 12'6" x 9'1" (3.81 m x 2.77 m) UPVC double glazed window, Radiator.

Bedroom 3: 13'9" x 8'0" (4.19 m x 2.44 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, UPVC double glazed window, Radiator.

Outside:

Front: Mainly laid to paving.

Rear: Westerly facing, Mainly paved, Brick built store/workshop.

Parking: Off street parking to the front.

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.



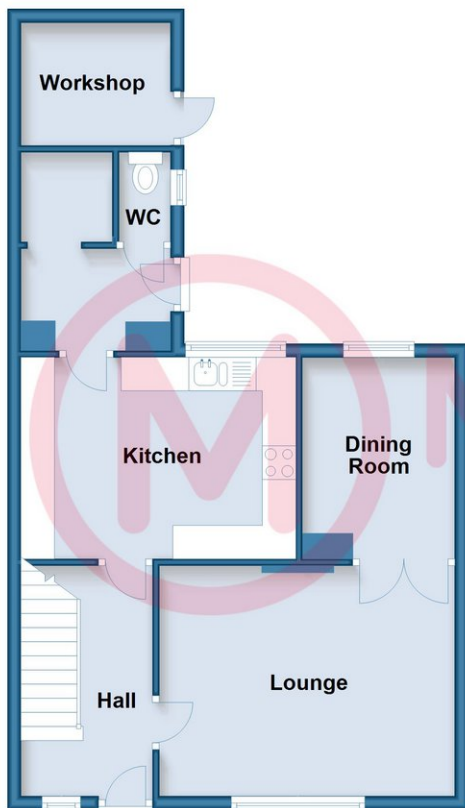
Directions: From Victoria Square in Cleveleys town centre, proceed inland and take the first left into Cleveleys Avenue. Continue for some way passing straight ahead at the mini roundabout, and take the first left into Oxenholme Avenue. Alston is the first road on the right.

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		85
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Alston Avenue

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