



11 Murchison Grove, Anchorsholme,
Thornton-Cleveleys, FY5 3RA

£79,000

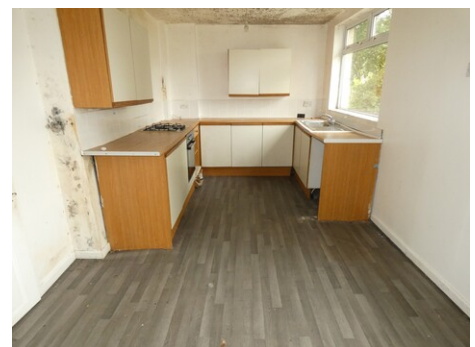
***** ATTENTION INVESTORS / DEVELOPERS - AUCTION *****
A Mid Garden Terrace Home, tucked away in a cul-de-sac
location. Requiring upgrading throughout, but offering
fantastic potential, and sold with no NO ONWARD CHAIN

- Three Bedrooms
- Through Lounge
- Dining Kitchen
- Bathroom
- Gas central heating
- UPVC double glazing
- Gardens
- Cul De Sac location
- No chain.



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



Award winning property sales since 1948.



Hall: UPVC double glazed door, Meter cupboard.

Utility Room: 6'8" x 6'5" (2.03 m x 1.96 m)

Through Lounge: 21'10" x 11'10" (6.65 m x 3.61 m) Fireplace, Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Dining Kitchen: 18'2" x 8'10" (5.54 m x 2.69 m) Wall and base cupboard units with complementary roll edge worktops, Single drainer stainless steel sink, UPVC double glazed windows and door, Radiator.

First Floor:

Landing: Loft access.

Bedroom 1: 11'6" x 10'10" (3.51 m x 3.30 m) Built in wardrobes, UPVC double glazed bay window, Radiator.

Bedroom 2: 10'10" x 10'0" (3.30 m x 3.05 m) UPVC double glazed window, Radiator.

Bedroom 3: 6'8" x 6'2" (2.03 m x 1.88 m) UPVC double glazed window, Radiator.

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

Outside:

Front:

Rear:

Parking: Possible off street parking to the front.

Heating: Gas central heating (NOT TESTED).

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

Council Tax: Band - B £1771.00 (2024/25)

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 £960. These services are optional.



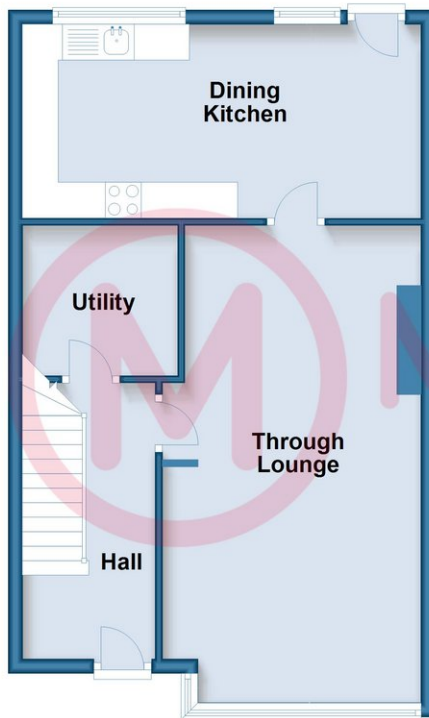
Directions: From our office travel inland to the main roundabout and take the first exit onto Devonshire Road. Proceed along until you reach the traffic lights and turn right into Warren Drive. At the mini-roundabout turn left into North Drive, take the fourth left into Bleasedale Avenue and Murchison Grove is the first 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.

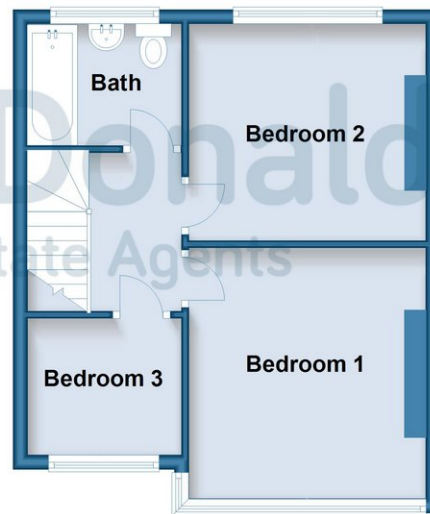
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.

Murchison Grove

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

Award winning property sales since 1948.

