



**34 NEWTON AVENUE,  
POULTON-LE-FYLDE,  
FY6 8AP**

**SOLD VIA SECURE SALE ONLINE BIDDING  
STARTING BID £125,000**



Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to their accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



15a Chapel Street, Poulton Le Fylde, FY6 7BQ

**01253 894494**

**sales@butson.co.uk**

**Being Sold via Secure Sale online bidding.**

**Terms & Conditions apply. Starting Bid £135,000.**

SEMI DETACHED HOME LOCATED WITHIN A SHORT WALK OF POULTON CENTRE.

THIS PROPERTY IS SITUATED IN A CONVENIENT RESIDENTIAL POSITION WITHIN WALKING DISTANCE FOR MOST TO POULTON TOWN CENTRE AND HANDY FOR LOCAL SCHOOLS. THE ACCOMMODATION BRIEFLY COMPRISES; TWO RECEPTION ROOMS, THREE BEDROOMS, KITCHEN AND BATHROOM. FRONT AND REAR GARDENS. EARLY VIEWING COMES HIGHLY RECOMMENDED.

**PLEASE CALL BUTSON'S ON 01253 894494 TO ARRANGE YOUR VIEWING.**



**LOCATION:** Situated just off Compley Avenue and Garstang Road West a short walk for most to Poulton centre for local shopping facilities, near to public transport service routes including railway station and good schooling facilities.

**STYLE:** A semi-detached family home.

**CONDITION:** The property does require full renovation throughout.

**ACCOMMODATION: GROUND FLOOR;** entrance hallway with stairs leading off, front lounge with bay window and rear sitting / dining room. Kitchen with access door to the rear garden.

**FIRST FLOOR;** small landing area with built in airing cupboard, three bedrooms and bathroom W/C.

**OUTSIDE:** The front garden is designed easy maintenance set behind a low-level wall. The rear provides a paved patio garden and storage shed.

**COUNCIL TAX:** The property is listed as Council Tax Band C (Wyre Borough Council).

**TENURE:** We are advised the tenure of the property is freehold.

**VIEWING:** By telephone appointment through the agents office.

**EPC:** To follow

Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.