

Road Map



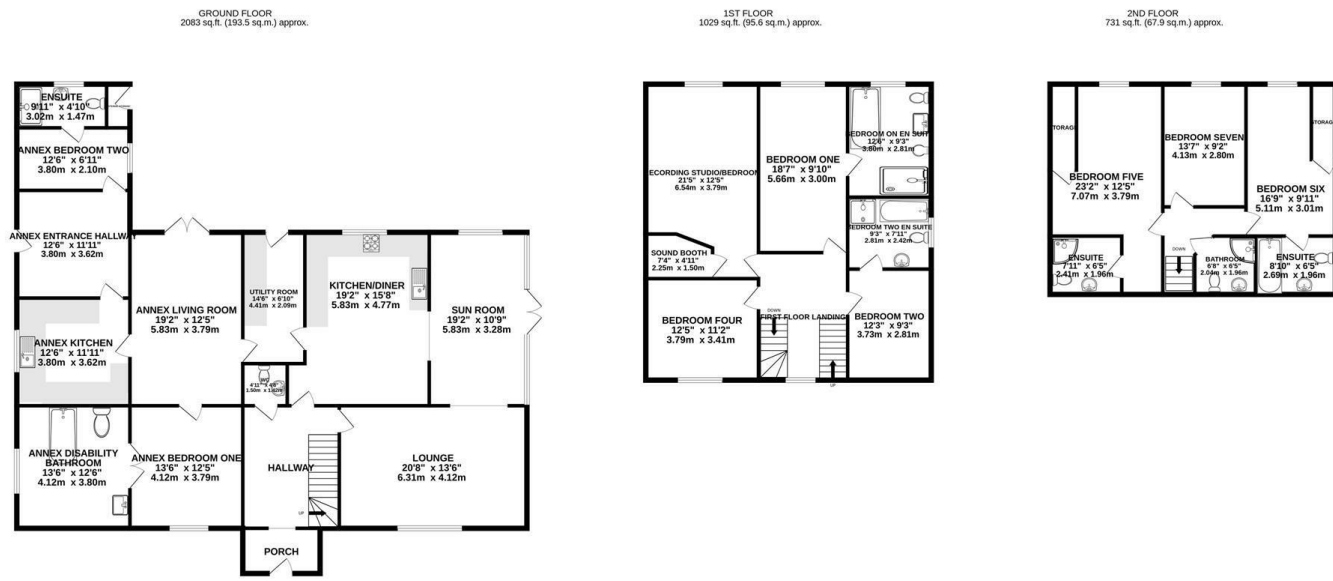
Hybrid Map



Terrain Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Braetop House Whitehill Road
, Blackpool, FY4 5LA

Auction Guide £400,000

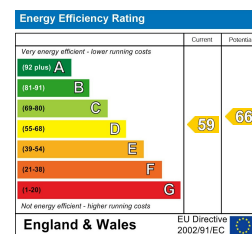


Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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MAIN PROPERTY GROUND FLOOR

Porch

UPVC door to front and UPVC windows to side. Open access into hallway.

Hallway

Stair case to side leading to first floor landing. Storage cupboard housing utility meters. Laminate flooring, ceiling lights and radiator.

Lounge

20'1" x 13'6"

UPVC triple glazed windows to front and side. Feature fireplace (fueled by LPG). Wall and ceiling lights. Laminate flooring and radiator. Open access to sun room.

Sun Room

19'1" x 10'9"

UPVC double glazed windows to side and rear. UPVC French Style patio doors to side. Laminate flooring, ceiling lights and radiator. Open access to kitchen.

Kitchen

19'1" x 15'7"

UPVC triple glazed window to rear. Range of wall and base units with complimentary granite worktops above. Double oven, gas hob (fueled by LPG) with extractor above. Sunken stainless steel sink unit with mixer tap above. Plumbed for dishwasher. Tiled floors, ceiling lights and radiator. Open access to Sun Room.

Ground Floor WC

4'11" x 4'7"

Utility Room

14'5" x 6'10"

Wall and base units with worktops above. Double Composite Sink and space for American Fridge Freezer. Door to rear leading to rear garden. Non-condensing oil combination boiler. Plumbed for washing machine and space for tumble dryer. Access through to side annex.

SIDE ANNEX

Annex Living Room

19'1" x 12'5"

UPVC double glazed French Style patio doors to rear. Electric fire place. Ceiling light and radiator.

Annex Bedroom

13'6" x 12'5"

UPVC triple glazed window to front. Ceiling light and radiator. Internal double doors leading to disability bathroom. Disability Overhead tracking Hoist from bedroom to bathroom

Annex Disability Bathroom

13'6" x 12'5"

UPVC double glazed electric windows to rear. Bathroom designed for disabled residents. Ceiling winch, central jacuzzi bath, adjustable height sink with touch operation taps and low flush WC. Wet room shower area. Ceiling lights and radiator.

Annex Kitchen

12'5" x 11'10"

UPVC double glazed window to side. Range of wall and base units with worktop above. Composite sink unit with mixer tap above. Plumber for washing machine. Electric hob and electric oven. Loft access.

Annex Entrance Hallway

12'5" x 11'10"

Door to side providing private access from side exterior. Access to further rooms. UPVC double glazed window to side.

Annex Bedroom Two

12'5" x 6'10"

UPVC double glazed window to side. Laminate flooring radiator and ceiling light. Access to En suite

Annex Bedroom Two En Suite

9'10" x 4'9"

UPVC double glazed window to rear. Three piece bathroom suite comprising; walk in shower unit, low flush and pedestal wash hand basin. Tiled wall and floors and radiator.

MAIN PROEPRTY FIRST FLOOR

First Floor Landing

Stairs leading from ground floor hallway. UPVC double glazed window to front. Stair case to side leading to first floor landing. Access to all first floor bedrooms. Carpet and ceiling light.

Bedroom One

18'6" x 9'10"

UPVC double glazed window to rear. Fitted bedroom furniture. Carpet, ceiling lights and radiator. Access to En suite.

Bedroom One En Suite

11'9" x 9'2"

UPVC double glazed window to rear. Five piece bathroom suite comprising; double width bath, walk in twin shower unit, low flush WC, bidet and pedestal wash hand basin. Tiled wall and floors, radiator and ceiling lights.

Bedroom Two

12'2" x 9'2"

UPVC double glazed window to front. Fitted furniture with pull down double bed. Laminate flooring, ceiling light and radiator. Access to en suite.

Bedroom Two En Suite

9'2" x 7'11"

UPVC double glazed window to side. Four piece bathroom suite comprising; jacuzzi style panel bath, single shower unit, low flush WC and pedestal wash hand basin. Tiled wall and floor. Ceiling light and radiator.

Recording Studio/Bedroom

21'5" x 12'5"

UPVC double glazed window to rear. Presently arranged as a music studio. Purpose built fitted sound booth. Carpet, ceiling lights and radiator.

Bedroom Four

12'5" x 11'2"

UPVC double glazed window to front. Bespoke fitted office furniture. Laminate flooring, ceiling lights and radiator.

MAIN PROPERTY SECOND FLOOR

Bedroom Five

23'2" (at widest point) x 12'5"

UPVC double glazed window to rear. Carpet and ceiling light. Storage cupboard. Access to En Suite.

Bedroom Five En Suite

7'11 x 6'5

Double glazed Velux skylight to front. Three piece bathroom suite comprising; corner shower cubicle, low flush WC and wall mounted wash hand basin. Tiled wall and floor and ceiling lights. Underfloor heating.

Bedroom Six

16'9" x 9'10"

UPVC double glazed window to rear. Carpet and ceiling light. Storage cupboard. Access to En Suite.

Bedroom Six En Suite

8'9" x 6'5"

Double glazed Velux skylight to front. Three piece bathroom suite comprising; jacuzzi style panel bath with shower over, low flush WC and wall mounted wash hand basin. Tiled wall and floor and ceiling lights. Underfloor heating

Bedroom Seven

13'6" x 9'2"

UPVC double glazed window to rear. Carpet and ceiling light.

Bathroom

6'8" x 6'5"

Double glazed Velux skylight to front. Three piece bathroom suite comprising; corner shower cubicle, low flush WC and wall mounted wash hand basin. Tiled wall and floor and ceiling lights. Under floor heating.

Front Exterior

Significant sized, paved front driveway allowing off road parking for numerous vehicles.

Rear Exterior

Lawn, paved patio area with established conifers and decked patio.

Further Information

Tenure - Freehold

EPC Rating - D

Council Tax Band - G - Blackpool Borough Council

Oil heating

Double glazed throughout

Auctioneer's Note:

The seller is open to pre-auction offers so please speak with one of the Rocket Auction team if interested.

If you require auction or bridging finance or are concerned about the completion date, speak with one of our team.

Auction Details

This lot is to be sold in auction on Wednesday 24 July 2024 - bidding closes at 4pm

Please note that a Buyer's Premium of 1.8% (inc.of VAT) of the purchase price is to be paid by the successful Buyer subject to a minimum fee of £3,000 (inc.of VAT)

