

Road Map



Hybrid Map



Terrain Map



Floor Plan



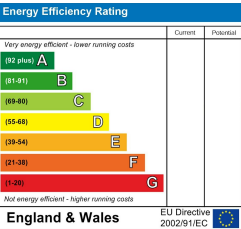
33 Horncliffe Road  
, Blackpool, FY4 1LJ

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



Auction Guide £150,000



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# 33 Horncliffe Road

, Blackpool, FY4 1LJ

## Auction Guide £150,000



### Property Description

This traditional semi detached red brick property has previously been converted into two self contained flats.

#### Ground Floor

One bedroom flat with large lounge, kitchen, dining room, utility room & shower room.

#### First Floor Maison Ette

Two first floor bedrooms, lounge, kitchen, bathroom and further bedroom to the 2nd floor.

Services have been split and both flats are registered separately with the local authority.

Potential for a landlord that wants two units under one title for the purposes of rental investment.

Further potential for a residential buyer prepare to convert the property back into one three storey dwelling

### Auction Details

This property is available via online auction. Cash buyers & Mortgage Buyers welcome.

#### Why buy at auction?

- Under 1% fall through
- 5 x quicker
- Below market pricing

The lot is to be sold by traditional online auction with an end date and time of TBC.

An auction buyer's fee of 3.6% (inc of VAT) subject to a minimum fee of £6,000 (inc of VAT) is payable in

addition to the purchase price.

The complete legal pack would need to be inspected before an offer would be considered.

Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

### Auction Registration

The auction will be exclusively available online via the Rocket Auctions website including the legal pack information.

The registration process is extremely simple and free. Please visit the Rocket Auctions website, and click on the 'register' button (or login - if you have already registered).

Stage 1) Register your email address, create a password and confirm your account.

Stage 2) View the legal pack and arrange any viewings

Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details

Stage 4) You are ready to bid - Good Luck!

No deposit monies are required before you bid.

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction.

The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within 10% of the guide range.

### Legal Pack

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

### Further Information

Tenure - Freehold Title with separate leases  
EPC Ratings

Ground Floor Flat - C

Maisonette First & Second Floor Flat - D

Council Tax Bands - A - Blackpool Borough Council

### agents disclaimer

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Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

