

Road Map



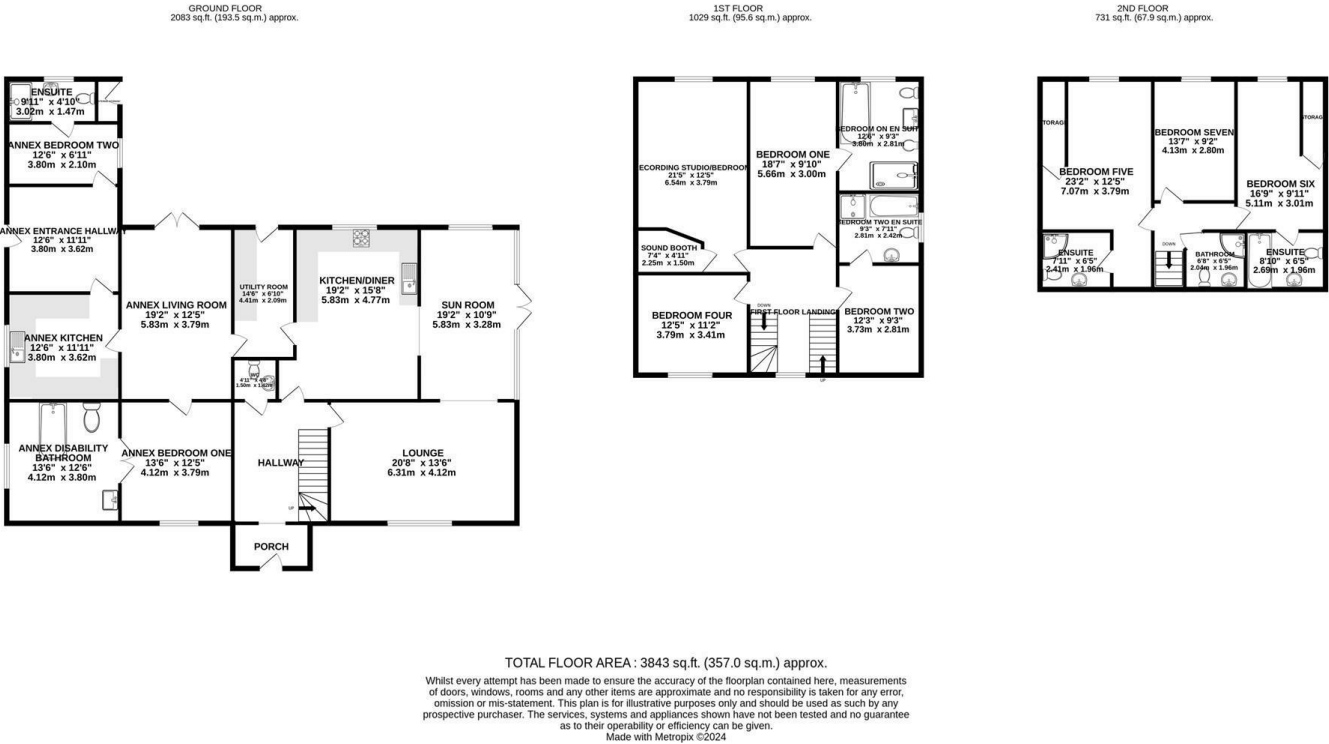
Hybrid Map



Terrain Map



Floor Plan



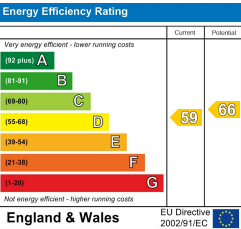
Braetop House Whitehill Road
, Blackpool, FY4 5LA

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 £390,000



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, Blackpool, FY4 5LA

Auction Guide £390,000



Auction Details

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 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.

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.

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.

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

Auction Terms & Conditions
*Terms & Conditions
Buyers are strongly advised to read these terms and conditions, and check the Special Conditions and any applicable Addendum, prior to bidding on a Lot. Additional costs, charges and encumbrances may apply for Buyers once they have made a successful bid in relation to a property.

The reserve price is the minimum price at which the property can be sold at auction. Where a guide price (or range of prices) is given, that guide is the minimum price at which, or range of prices within which, the seller may be prepared to sell on the date on which the guide price, or range of

