

Road Map



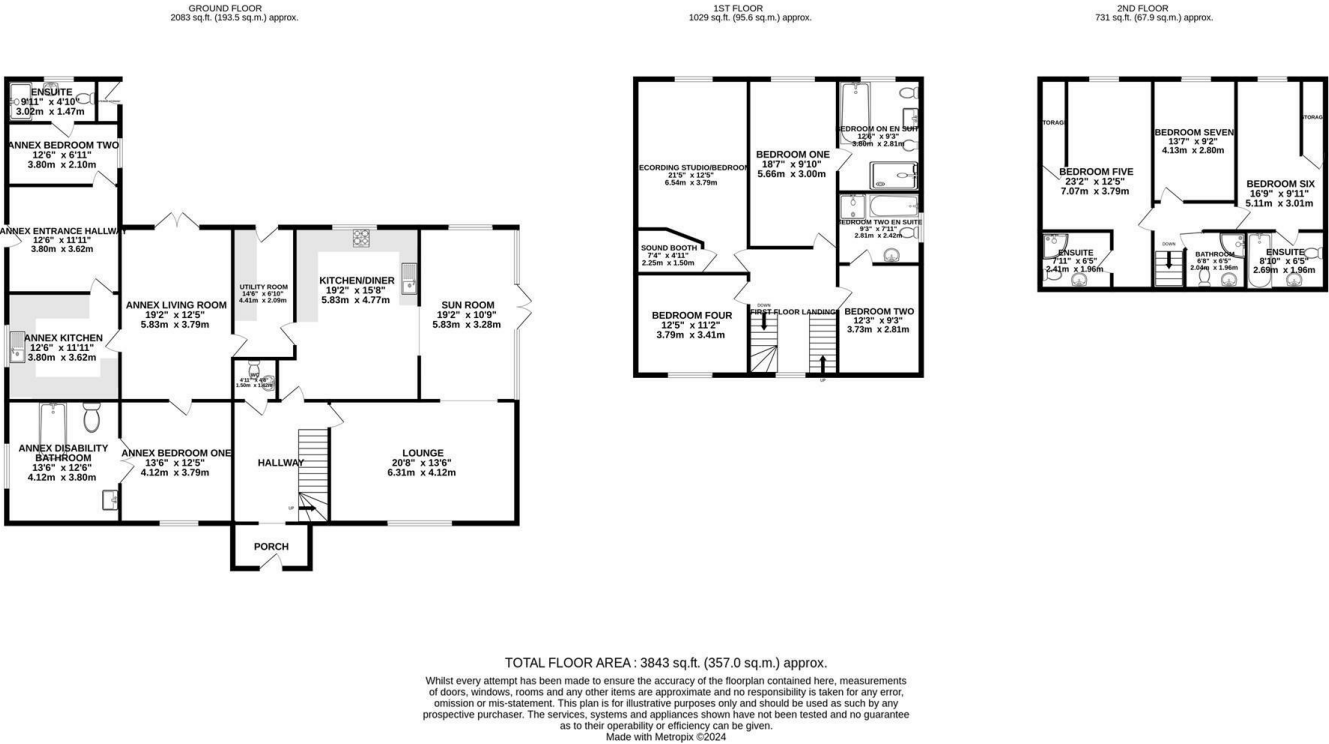
Hybrid Map



Terrain Map



Floor Plan



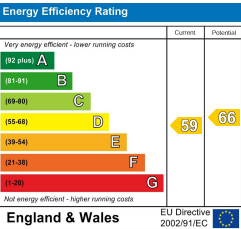
Braetop House Whitehill Road
, Blackpool, FY4 5LA

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.

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Energy Efficiency Graph



Auction Guide £390,000



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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

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 prices, is published. The sale price, whether prior to or at the auction, can be above or below the guide price depending upon market activity. BidX1 and the seller accept no responsibility for any losses, costs or damages incurred by a buyer as a result of relying on any guide price. The buyer must decide how much they should bid for any Lot. All guide prices are quoted subject to contract. Guide prices given by BidX1 or the seller cannot be accepted by the buyer as being a professional valuation for any purpose in accordance with the requirements or guidance notes of relevant professional bodies or other authorities. Both the guide price and the reserve price may be subject to change up to and including the day of the auction. Whilst every effort is made to ensure that these guides are not misleading, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price (as the seller may fix the final reserve price just before bidding commences).

The guide price for the Lot does not include the buyer's fee of £1,295 (inclusive of VAT) for all properties up to £49,999, and £2,400 (inclusive of VAT) for all properties £50,000 and above charged by BidX1. In the case of a joint agent this buyer's fee will be £2,700 (inclusive of VAT). In addition, the guide price does not include VAT on the sale price, or any additional costs, charges or encumbrances that might apply to some Lots and/or some buyers. The Special Conditions of Sale of the seller, and any applicable Addendum, will state if there are other costs, charges or encumbrances and whether the seller has elected to charge VAT on the sale price.

To participate in the sale BidX1 must hold a minimum amount from all bidders. This participation amount and buyer's fee is fully refundable in the event that you are not the successful purchaser. For example, a

participation fee of £4,795 comprises £3,500 relating to your bidder security (partial deposit payment) and a buyer's fee payable directly to BidX1. A higher participation amount may be payable depending on the reserve price of the Lot.

Please note that Lots may be sold or withdrawn prior to auction.

All Lots sold "Subject to Vendor Confirmation" will be subject to acceptance and confirmation by the Vendor. The highest bid will be presented to the Vendor, the Vendor will have to either accept, decline or make a counteroffer, within the confirmation period. Should the Vendor decide to make a counteroffer, then a private link will be sent to the Highest Bidder advising of the offer the Vendor is willing to accept. The Highest Bidder will be obliged to accept or reject the Vendor's counteroffer. The Vendor reserves the ultimate right, apart from the auctioneer, to accept and to decline to sell to the highest or any bidder, without giving any reasons.

No information, statement, description, quantity or measurement contained in any sales particulars or given orally or contained in any webpage, brochure, catalogue, email, letter, report, docket or hand out issued by or on behalf of BidX1 or the seller in respect of the property shall constitute a representation or a condition or a warranty on behalf of BidX1 or the seller. Any information, statement, description, quantity or measurement so given or contained in any such sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of BidX1 or the seller are for illustration purposes only and are not to be taken as matters of fact. Any mistake, omission, inaccuracy or mis-description given orally or contained in any sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of BidX1 or the seller shall not give rise to any right of action, claim, entitlement or compensation against BidX1 or the seller. All bidders must satisfy themselves by carrying out their own independent due diligence, inspections or otherwise as to the correctness of any and all of the information, statements, descriptions, quantity or measurements contained in any such sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of BidX1 or the seller.

agents disclaimer

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