



55 Kent Road, Blackpool,
FY1 5HH

Guide Price £45,000

***** AUCTION - AUCTION - AUCTION *****

***** ATTENTION INVESTORS / DEVELOPERS - YOUR NEXT PROJECT ! *****

This is a **SPACIOUS** mid terraced house which requires renovation throughout. In brief; with a lounge and separate dining room, kitchen, **THREE** bedrooms and bathroom. Other features include the **UPVC** double glazing, sunnier **WEST** facing rear and a location convenient for both local shops within 100 yards and the **PROMENADE** within just 0.3 miles.

- THREE bedrooms
- TWO reception rooms
- Kitchen
- Bathroom
- UPVC double glazing
- Gas central heating
- WEST facing rear
- No Chain
- Just 0.3 miles to PROMENADE.

Award winning property sales since 1948.



McDonald
Estate Agents

Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498



sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk



Vestibule: Meter cupboard, Part tiled walls, UPVC double glazed front door.

Hall: Staircase, Radiator.

Lounge: 14'4" x 11'2" (4.37 m x 3.40 m) Meter cupboard, Coved ceiling, UPVC double glazed bay window, Radiator. Open archway to:-

Dining Room: 13'9" x 11'9" (4.19 m x 3.58 m) Understairs storage, UPVC double glazed window, Double radiator.

Kitchen: 9'2" x 8'2" (2.79 m x 2.49 m) Wall and base cupboards, Roll edge worktops, Stainless steel sink, Part tiled walls, UPVC double glazed window and rear door.

First Floor:

Landing:

Bedroom 1: 12'11" x 7'10" (3.94 m x 2.39 m) UPVC double glazed window.

Bedroom 2: 8'11" x 8'11" (2.72 m x 2.72 m) UPVC double glazed window, Gas central heating boiler.

Bedroom 3: 9'9" x 7'0" (2.97 m x 2.13 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with shower attachment and screen, Low flush WC, Pedestal wash basin, Tiled walls, Heated towel rail/radiator.

Outside: Rear yard, Concreted for ease of maintenance, Sunnier south-westerly facing rear.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1518.00 (2024/25)

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the

service is taken. Payment varies but will be no more than £450. These services are optional.



Award winning property sales since 1948.



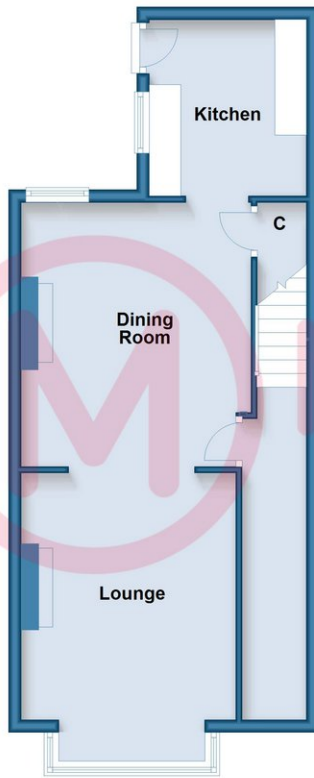
Directions: Travel south on Whitegate Drive and take the fifth turning on your right into Palatine Road, continue to the end and turn left into Central Drive then take the third right into Princess Street, continue down and take the second right into Kent Road.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale. Plan produced using PlanUp.

Kent Road

Are YOU thinking of selling?
 Call McDonald Estate Agents NOW, for
 your FREE market appraisal.

Award winning property sales since 1948.

