



18 St. Annes Road, South Shore,
Blackpool, FY4 2AN

Guide Price: £165,000

***** ATTENTION INVESTORS / DEVELOPERS - EXCELLENT INVESTMENT OPPORTUNITY / AUCTION SALE *****

A SUBSTANTIAL semi-detached house PLUS commercial buildings to the rear.

The house is a **LARGE** three bedroom semi where the **HUGE** 2nd bedroom now incorporates an office/box room. The two **SEPARATE** reception rooms are both over 16ft and 17ft respectively. The kitchen is as generous and now extended to almost 17ft. The property does require general modernisation.

***To the rear is a 52ft x 19ft CAR SHOWROOM with integrated office and TWO store(s). Adjacent is a WORKSHOP and across the site is ample parking for multiple vehicles.**

...an excellent investment opportunity!

- Large Semi detached house
- Car Showroom with Office
- Workshop.

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• **EXTENSIVE parking**

• **Investment OPPORTUNITY.**

Vestibule: Decorative tiled floor, UPVC double glazed front door.

Hall: Staircase with understairs storage, UPVC double glazed side window, Double radiator.

Cloaks: Meters, UPVC double glazed window.

Lounge: 17'5" x 13'5" (5.31 m x 4.09 m) Feature fireplace with period style inset with living flame coal effect gas fire and fire surround, Coved ceiling, Picture rail, UPVC double glazed bay window, Double radiator.

Dining Room: 16'7" x 13'6" (5.05 m x 4.11 m) Feature fireplace with fire surround, Fitted gas fire and composite marble inset and hearth, Coved ceiling, UPVC double glazed bay window, Double radiator.

Dining Kitchen: 16'11" x 9'4" (5.16 m x 2.84 m) Fitted wall and base cupboards, Complementary roll edge worktops, One and a half bowl stainless steel sink, Plumbed for washing machine, Tiled splash back, Coved ceiling, Gas central heating boiler, UPVC double glazed windows and rear door, Double radiator.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 17'8" x 12'8" (5.38 m x 3.86 m) Built in wardrobes to alcoves, Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 2: 13'5" x 8'0" (4.09 m x 2.44 m) Coved ceiling, UPVC double glazed window, Double radiator.

Bedroom 3: 8'9" x 8'1" (2.67 m x 2.46 m) Built in wardrobe and cupboard, Coved ceiling, Picture rail, UPVC double glazed window.

Box Room: 10'1" x 6'3" (3.07 m x 1.90 m) Built in cupboard.

Bathroom: Comprising; Panelled bath with overhead shower attachment, Pedestal wash basin, Tiled walls, UPVC double glazed window, Heated towel rail/radiator, Radiator.

Separate WC: Low flush WC, Part tiled walls, UPVC double glazed window.

Outside:

Front: Brick/block paved.

Rear: Paved, Brick store.

Commercial Buildings: Located to the rear, accessed via driveway to the side of the main house.



Parking: Ample parking to concreted hardstanding areas.

Washhouse: Tiled walls with light and power, Pedestal wash basin.

Separate WC: Low flush WC.

Showroom: 56'0" x 19'2" (17.07 m x 5.84 m) Brick/block paved.

Office: 10'8" x 7'6" (3.25 m x 2.29 m) Wood effect laminate flooring, Radiator.

Store Room 1: 13'2" x 7'8" (4.01 m x 2.34 m)

Store Room 2: 7'10" x 5'8" (2.39 m x 1.73 m)

Workshop: Light and power, Radiator.

Heating: There are TWO separate gas central heating systems (NOT TESTED). One for the main house and one for the showroom.

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

Council Tax and Business Rates: Band - B £1771.00 (2024/25) (house) / Business Rates £2407.05 for 2024/5 (currently zero rated)

Additional Information: There property has current planning approval for use as 'a dwelling, rear building for repair, sale and display of motor vehicles and forecourt for the display of motor vehicles for sale' which was granted in 2004 / application reference 03 / 1214

Additional Information: 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.

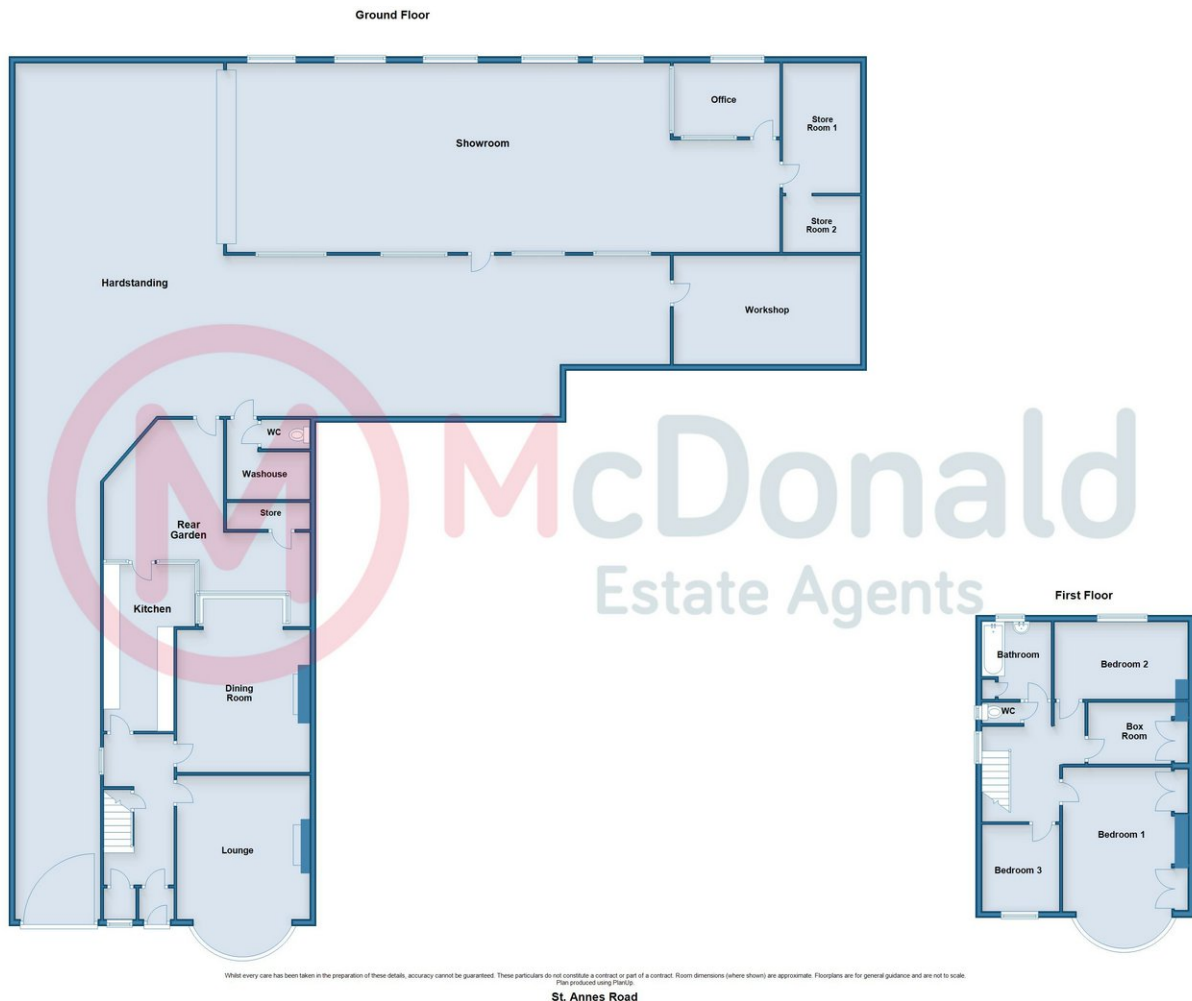


Directions: Travel south along Whitegate Drive, at Oxford Square proceed straight ahead, bearing right into Waterloo Road. At the first major junction continue over onto Marton Drive, continue to the next set of lights bear left second exit on to St Annes Road.

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		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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St. Annes Road

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