



7 Kingsley Road, Blackpool,
FY3 9UP

Guide Price £95,000

***** AUCTION SALE - ATTENTION INVESTORS / DEVELOPERS *****

This semi-detached true bungalow does requires EXTENSIVE RENOVATION throughout. As such represents a superb development opportunity.

The property has two DOUBLE bedrooms, a large lounge at OVER 17ft x 11ft and a generous DINING kitchen.

Externally there is off street PARKING an invaluable GARAGE and WEST facing rear gardens, within a very POPULAR FY3 location, due to its convenient location for STANLEY PARK, the M55 motorway and LOCAL SHOPS

No chain.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

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

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.



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



Successfully selling property since 1948.



The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

- **Requires RENOVATION**
- **TWO DOUBLE bedrooms**
- **Bathroom**
- **DINING kitchen**
- **Gas central heating**
- **Double glazing**
- **0.4 miles to Marton Mere**
- **0.5 miles to Lawson's Field**
- **0.6 miles to STANLEY PARK**
- **1.4 miles to M55 motorway**

Vestibule:

Hallway:

Lounge: 17'1" x 11'5" (5.21 m x 3.48 m) Fireplace with polished wood fire surround, Double glazed bay window, Double radiator and single radiator.

Bedroom 1: 13'11" x 11'5" (4.24 m x 3.48 m) Fitted wardrobes, Double glazed window.

Bedroom 2: 8'11" x 8'11" (2.72 m x 2.72 m) Built in wardrobe, Double glazed window, Radiator.

Shower Room: Comprising; Low flush WC, Pedestal wash basin, Shower attachment, Tiled walls, Double glazed window, Radiator.

Dining Kitchen: 11'3" x 11'4" (3.43 m x 3.45 m) Wall and base cupboards, Stainless steel sink, Gas central heating boiler, Double glazed windows, Radiator.



Outside:

Front: Patterned concrete.

Rear: West facing with patterned concrete patio. Over 40ft in length.

Garage: Detached concrete sectional garage with an up and over door.

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 - B £1771.00 (2024/25)

Directions: Travel south along Whitegate Drive, after the fourth set of traffic lights take your fifth left into Preston Old Road. Follow the road for some time, taking your eleventh left into Wordsworth Road. Finally take your first left into Kingsley 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		84
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground 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.

Kingsley Road

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

Award winning property sales since 1948.

