



140 Hornby Road,
Blackpool, FY1 4HX

Guide Price £145,000

***** WOW..! what an amazing property and EXCELLENT DEVELOPMENT OPPORTUNITY *** /**

***** SALE BY AUCTION *****

This IMPOSING character double-fronted property is SERIOUSLY BIG! The main bedroom and lounge have measurements OVER 24ft x 19ft!

Briefly comprising FIVE bedrooms, THREE reception rooms, Family bathroom, Kitchen and Utility, although given the extensive renovations required, the opportunity exists to arrange the accommodation to suit a variety of options. Externally there are gardens front and rear with a GARAGE measuring well OVER 22ft x 14ft.

A major project... but HUGE potential. No onward chain.

- DEVELOPMENT PROJECT
- FIVE bedrooms
- THREE reception rooms
- Family bathroom
- Kitchen

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- **Utility Room**
- **LARGE garage**
- **No chain**

Vestibule: Meter cupboards, Double doors.

Reception Hall: Twisted spindled staircase, Delft shelf, Double radiator.

Living Room: 18'10" x 17'11" (5.74 m x 5.46 m) Delft shelf, UPVC double glazed bay window, Two circular inglenook windows, Radiator.

Lounge: 23'3" x 19'0" (7.09 m x 5.79 m) Feature marble fireplace, UPVC double glazed bay window, Two radiators.

Dining Room: 17'2" x 15'0" (5.23 m x 4.57 m) Gas central heating boiler, UPVC double glazed window, Two radiators.

Rear Hallway:

Kitchen: 10'10" x 6'10" (3.30 m x 2.08 m) Base cupboards, Sink, UPVC double glazed window, Radiator.

Utility Room: Limited access - estimated details only

First Floor:

Gallery Landing: Twisted spindled ballustrade, Picture rail.

Bedroom 1: 24'7" x 19'0" (7.49 m x 5.79 m) Decorative marble fireplace, UPVC double glazed bay window.

Bedroom 2: 20'10" x 17'11" (6.35 m x 5.46 m) UPVC double glazed bay window, Two circular inglenook windows.

Bedroom 3: 15'11" x 10'5" (4.85 m x 3.17 m) Fire surround, UPVC double glazed window.

Bathroom: Comprising; Freestanding bath with shower attachment, Separate shower cubicle, Wash basin, Low flush WC, Panelled walls, UPVC double glazed window.

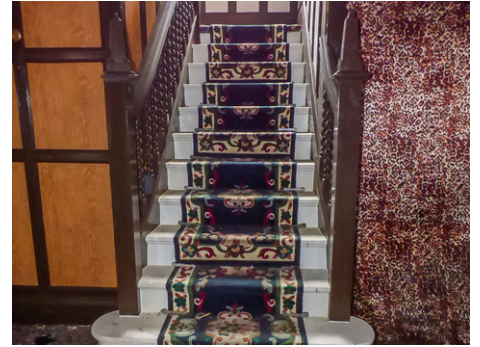
Bedroom 4: 11'3" x 7'8" (3.43 m x 2.34 m) UPVC double glazed window.

Bedroom 5: 7'7" x 6'1" (2.31 m x 1.85 m) UPVC double glazed window.

Outside: There are gardens to the front and rear

Garage: 22'6" x 14'11" (6.86 m x 4.55 m) Large garage with double doors.

Outbuilding: Limited access - estimated details only



Heating: Part 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 - E £2923.81 (2025/26)

Additional Information: The property is being Sold 'As Is' and no further clearance work is to be carried out.

*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.

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.



Directions: Take Whitegate Drive travelling south and turn right at the first set of traffic lights into Hornby Road the property is situated on the right hand side.

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		79
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Hornby Road

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