



3 Clinton Avenue, Blackpool,
FY1 4AE

Guide Price £29,999

***** INVESTMENT OPPORTUNITY - SALE BY AUCTION *****

This first floor flat has undergone recent updating and could make a great step onto the property ladder for **FIRST TIME BUYERS** or potential **BUY-TO-LET** investment purchase. With **TWO** bedrooms, lounge, large shower room and newly fitted kitchen.

Located within 250 yards of numerous local shops and amenities and just 0.5 miles off the **PROMENADE** and **TOWN CENTRE**.
No Chain.

PLEASE NOTE: 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.

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McDonald

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- TWO bedrooms
- Lounge
- Shower room
- FITTED kitchen
- First Floor Flat
- UPVC double glazing
- No chain



Ground Floor: Communal entrance.

Private Entrance: Staircase to first floor.

First Floor:

Landing:

Bedroom 1: 12'5" x 8'5" (3.78 m x 2.57 m) UPVC double glazed window, Electric panel heater.

Bedroom 2: 9'8" x 6'1" (2.95 m x 1.85 m) UPVC double glazed window, Electric panel heater.

Lounge: 14'4" x 9'3" (4.37 m x 2.82 m) UPVC double glazed window, Electric panel heater.

Shower Room: Comprising; Shower cubicle, Low flush WC, Pedestal wash basin.

Dining Kitchen: 9'2" x 7'2" (2.79 m x 2.18 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Tiled splashback, UPVC double glazed window.

Heating: Electric panel 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 £1594.81 (2025/26)



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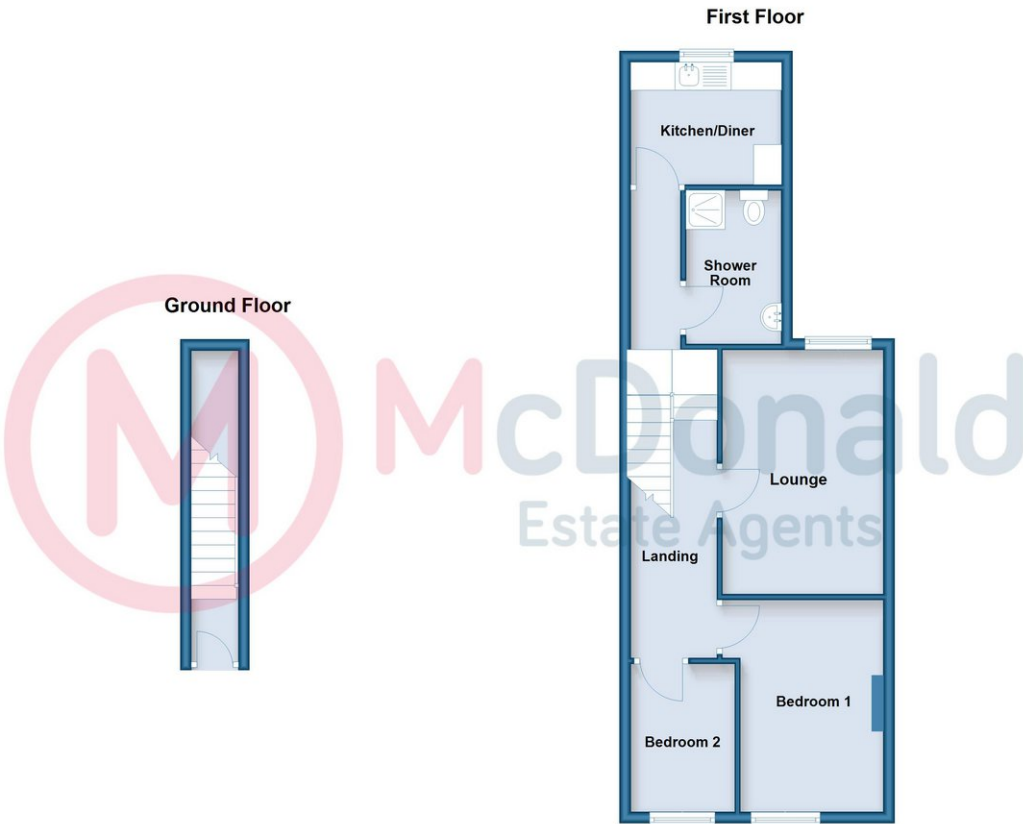


Directions: Travel south along Whitegate Drive and turn right at the first set of lights into Hornby Road. At the next set of lights turn left and travel along Park Road. Finally turn third right into Ashton Road then first right again into Clinton Avenue.

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		75
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Clinton Avenue

Are YOU thinking of selling?

Call McDonald Estate Agents NOW, for your FREE market appraisal.