



146 Palatine Road, Blackpool,  
FY1 4DS

**Guide Price £46,000**

**INVESTORS – Below Market Value Opportunity - Sale by AUCTION!**

A well-presented and spacious flat offering an excellent buy-to-let investment or a great bungalow alternative.

The property features a generous lounge/dining area, two good-sized bedrooms, a modern fitted kitchen, and a large bathroom. Additional cellar space provides extra storage or development potential. Further benefits include UPVC double glazing, gas central heating, off-road parking to the rear, and a prime location directly opposite Blackpool and Fylde College Campus – ideal for student or professional tenants.

No onward chain – ready for immediate investment.

**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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- GROUND FLOOR flat
- TWO bedrooms
- Lounge / Dining Room
- FITTED kitchen
- Bathroom
- UPVC double glazing
- Gas central heating
- PARKING to rear
- Opposite COLLEGE CAMPUS
- No Chain

**Ground Floor:**

**Communal Entrance and Vestibule:** Meter cupboard.

**Private Entrance:**  
**Hall.**

**Lounge:** 14'5" x 13'11" (4.39 m x 4.24 m) Fireplace with fire surround, Polished floorboards, Coved ceiling, Picture rail, Dado rail, UPVC double glazed bay window, Radiator.

**Bedroom 1:** 12'9" x 11'11" (3.89 m x 3.63 m) UPVC double glazed window, Double radiator.

**Kitchen:** 10'2" x 7'10" (3.10 m x 2.39 m) Modern fitted wall and base cupboard, Complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine, UPVC double glazed window and rear door, Gas central heating boiler, Open archway to:-

**Bedroom 2:** 8'4" x 6'11" (2.54 m x 2.11 m) Coved ceiling, Two UPVC double glazed windows, Radiator.

**Bathroom:** Comprising; Panelled bath, Separate shower cubicle, Pedestal wash basin, Low flush WC, UPVC double glazed window, Radiator.

**Basement:** Accessed from utility cupboard on ground floor.

**Area 1:** 12'7" x 6'10" (3.84 m x 2.08 m) Light and power, Directly open to:-

**Area 2:** 14'1" x 3'7" (4.29 m x 1.09 m) Light.

**Outside:** Rear yard.

**Parking:** Parking space to rear.

**Heating:** Gas central heating (NOT TESTED).

**Tenure:** We have been informed that the property is freehold. Where a 'counter lease' has been granted to the first floor flat of 999 years from June 1991. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - A £1594.81 (2025/26)



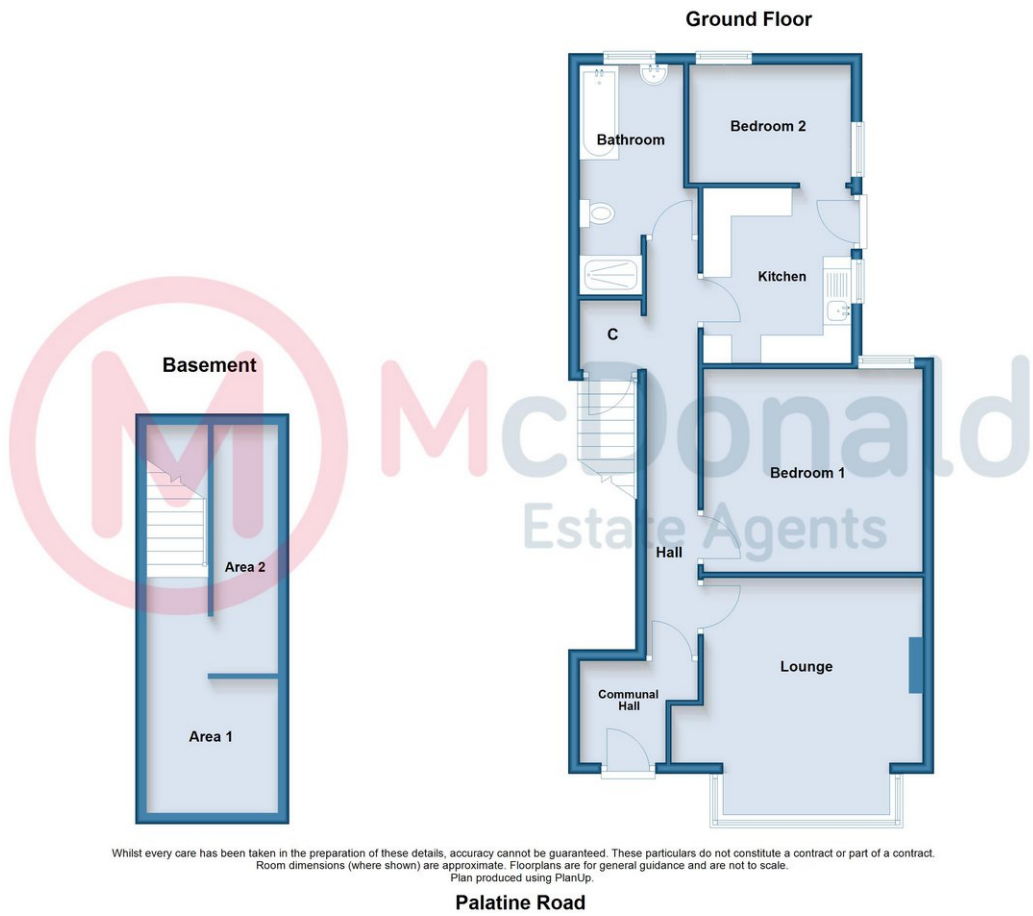


**Directions:** From the central Blackpool and Devonshire Square head south along Whitegate Drive. After the light with Hornby Road take the second right into Palatine Road.

**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	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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