



37 Regent Road,
Blackpool, FY1 4NB

Guide Price: £66,000

INVESTORS & DEVELOPERS – AUCTION OPPORTUNITY!

An exciting opportunity to acquire this mid-terrace garden property, currently configured as two self-contained flats – a two-bedroom flat on the first floor and a one-bedroom flat on the ground floor.

Requiring full modernisation, the property represents excellent value and offers strong potential as a high-yield buy-to-let investment. Alternatively, it could be converted back into a spacious four-bedroom family home (subject to necessary planning permissions).

Ideally located just 0.2 miles from the town centre and only 0.6 miles from the seafront.

Offered with no onward 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 River Information Pack is provided

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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.

- **TWO self contained flats**
- **Requires MODERNISATION**
- **Excellent development potential**

Ground Floor:

Main Entrance: Communal hallway and access to both flats.

Flat 1 (GFF):

Private Entrance:

Hallway:

Lounge: 15'10" x 11'7" (4.83 m x 3.53 m) Radiator, Fireplace with fire surround, UPVC double glazed bay window, Picture rail, Meter cupboard.

Bedroom 1: 14'1" x 8'6" (4.29 m x 2.59 m) Radiator, UPVC double glazed window.

Dining Kitchen: 16'8" x 8'10" (5.08 m x 2.69 m) Fitted wall and base cupboard units, Complimentary roll edge work tops, Two UPVC double glazed windows, Part tiled walls, Stainless steel sink, Combination gas central heating boiler, Radiator, UPVC rear door.

Shower room: Comprising; Shower cubicle, Low flush wc, Wash hand basin, Heated towel rail/ radiator.

First Floor:

Flat 2 (FFF):

Landing: Split level landing

Lounge: 13'1" x 8'2" (3.99 m x 2.49 m) Radiator, UPVC double glazed window.

Inner Hall:



Dining Kitchen: 14'0" x 9'2" (4.27 m x 2.79 m) Fitted wall and base cupboard units, Complimentary roll edge work tops, Stainless steel sink, Combination gas central heating, UPVC double glazed window, Radiator.

Bedroom 1: 9'11" x 6'10" (3.02 m x 2.08 m) Radiator, UPVC double glazed window.

Dressing room: 7'1" x 5'6" (2.16 m x 1.68 m) Loft access

Bedroom 2: 8'11" x 8'10" (2.72 m x 2.69 m) Radiator, UPVC double glazed window

Bathroom: Comprising Bath with overhead shower, Low flush wc, Pedestal wash hand basin, UPVC double glazed window, Tiled walls, Heated towel rail / radiator.

Outside: Forecourt garden, and West facing rear garden. Lawned, External integrated store room.

Heating: Separate combination gas central heating systems (NOT TESTED)

Tenure: Radiator, UPVC double glazed window.

Council Tax: Both flats are Band A and charges are £1594.81 for 2025/6 respectively

EPC / There are Two EPC's which can be viewed here: <https://find-energy-certificate.service.gov.uk/find-a-certificate/search-by-postcode?postcode=FY1+4NB>



Directions: From the outskirts of the town centre, head south along Park Road. At the first set of lights turn right into Hornby Road and then right again into Regent 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.



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