



263 Waterloo Road,
Blackpool, FY4 3AE

Guide Price £85,000

***** Investment Opportunity – Priced Below Market Value by AUCTION! *****

This generously sized, traditional stone-bayed mid-terraced home is offered below market value, making it an exceptional opportunity for investors or buyers seeking value. The property features: Two spacious reception rooms, Modern fitted kitchen, Three well-proportioned bedrooms, Contemporary bathroom suite, South-facing rear garden – perfect for enjoying the sun. Located just 0.7 miles from the Promenade and only 0.4 miles from a major supermarket.

No onward chain – early viewing recommended!

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.



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



Award winning property sales since 1948.

• *****AUCTION SALE*****

- THREE bedrooms
- Close to PROMENADE
- Gas central heating
- UPVC double glazing
- SOUTH to rear
- No chain

Vestibule: UPVC double glazed front door.

Hall: Spindled staircase, Meter cupboard, UPVC double glazed window, Radiator.

Lounge: 15'4" x 12'0" (4.67 m x 3.66 m) Feature fireplace with fire surround and composite marble inset and hearth, Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Room: 13'4" x 10'9" (4.06 m x 3.28 m) Coved ceiling, UPVC double glazed window, Radiator. Open archway to:-

Kitchen: 9'8" x 6'11" (2.95 m x 2.11 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Built in oven and hob with extractor hood, Plumbed for washing machine, Gas central heating boiler, UPVC double glazed window and rear door.

First Floor:

Landing:

Bedroom 1: 15'7" x 11'0" (4.75 m x 3.35 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 13'4" x 12'2" (4.06 m x 3.71 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'5" x 7'0" (2.57 m x 2.13 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with shower attachment, Low flush WC, Pedestal wash basin, Separate shower cubicle, Part tiled walls, UPVC double glazed window, Radiator.

Outside:

Front: Stone gravel with flowerbeds.

Rear: South facing, Mostly lawned, Concrete path and patio, Brick outbuilding.

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 £1860.61 (2025/26)



Directions: Travel south along Whitegate Drive. At Oxford Square proceed straight ahead, bearing right into Waterloo 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		73
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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.

Waterloo Road

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

Award winning property sales since 1948.

