



157 Kingscote Drive, Blackpool,
FY3 8EE

Guide Price £70,000

*****AUCTION INVESTMENT OPPORTUNITY*****

This mid-garden terraced property offers a fantastic chance to add value and transform it into a delightful family home. The accommodation includes a lounge with direct views over a LOCAL PARK, a dining kitchen, three bedrooms and a shower "wet" room. The home benefits from UPVC double glazing and gas central heating, though renovation is still required. Ideally located just a quarter of a mile from Layton Village Centre and offered with ****no onward chain****.

***** This property is being offered with possessory title only (see below) *****

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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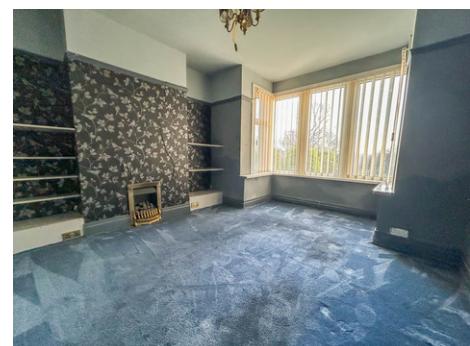
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- THREE bedrooms
- Lounge
- DINING kitchen
- Shower 'wet' room
- OVERLOOKS LOCAL PARK
- DEVELOPMENT POTENTIAL
- Sale by AUCTION
- No Chain

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

Lounge: 13'1" x 11'10" (3.99 m x 3.61 m) Fitted living flame coal effect gas fire, Picture rail, UPVC double glazed bay window, Radiator.

Kitchen: 11'11" x 11'5" (3.63 m x 3.48 m) Fitted wall and base cupboards, Roll edge worktops, Stainless steel sink, Extractor hood.

Bathroom: Comprising; Bath, Low flush WC, Open to:-

Room: 7'11" x 7'5" (2.41 m x 2.26 m) Double glazed window.

Conservatory: 9'0" x 8'3" (2.74 m x 2.51 m) Double glazed sliding patio doors.

First Floor:

Landing:

Bedroom 1: 13'10" x 11'3" (4.22 m x 3.43 m) Picture rail, UPVC double glazed bay window, Radiator.

Bedroom 2: 11'3" x 11'3" (3.43 m x 3.43 m) Built in cupboard housing combi gas central heating boiler, UPVC double glazed window, Radiator.

Bedroom 3: 6'2" x 6'1" (1.88 m x 1.85 m) UPVC double glazed window, Radiator.

Shower Room: () Comprising; Shower 'wet' area, Pedestal wash basin, Low flush WC, Part tiled and part panelled walls, UPVC double glazed window, Towel rail/radiator.

Outside:

Front: Lawned with flowerbeds and established shrubs.

Rear: Concreted, Timber shed, Pedestrian access to the rear.

Heating: Gas central heating (NOT TESTED).

Council Tax: Band - B £1860.61 (2025/26)

ADDITIONAL INFORMATION: This property is being offered with possessory title only. Interested parties should seek clarification from their legal advisor.



Directions: Take Whitegate Drive and proceed to the junction at Devonshire Square, Continue straight ahead into Devonshire Road, Turn right at the junction with Talbot Road, Carry on along and take the seventh turning on your right into Grange Road, then take the second right into Kingscote Drive.

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		77
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Plan produced using PlanUp.

Kingscote Drive

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