



HUNTERS[®]

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Melrose Avenue, Blackpool | By Auction £63,000
Call us today on 01253 362640



Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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 buyer will pay £300.00 including VAT for this pack which you must view before bidding.

Entrance Vestibule
Double glazed entrance door

Lounge
12'3 x 11'9
Double glazed window to front, gas fire, radiator

Kitchen
12'3 x 8'5
Fitted with a matching range of base and wall units with round edge worktops, stainless steel sink with mixer taps & tiled splashbacks, gas cooker with extractor hood over, space for fridge freezer, double glazed door to rear, double glazed window, radiator

Landing

Bedroom 1
12'2 x 11'11
Double glazed window to front, chimney breast, radiator

Bedroom 2
6'3 x 11'9
Double glazed window to rear, fitted cupboards

Bathroom
5'8 x 6'1
Fitted stylish bathroom comprising walk 'p' shape bath with glass screen, vanity wash hand basin with storage under, low level wc, tiled walls, tiled floor, tiled walls, double glazed window to rear

Outside
Enclosed rear yard

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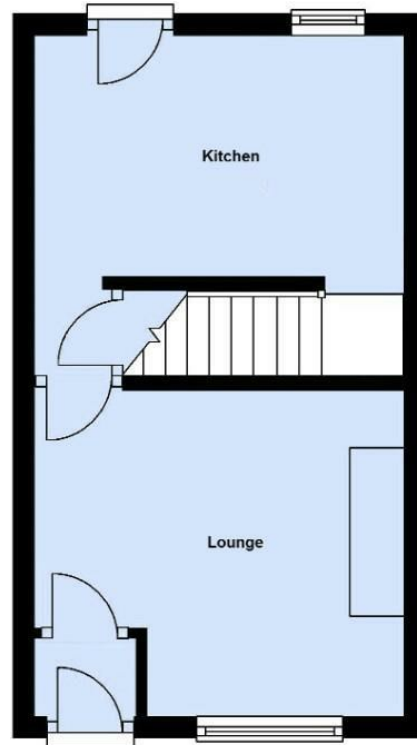
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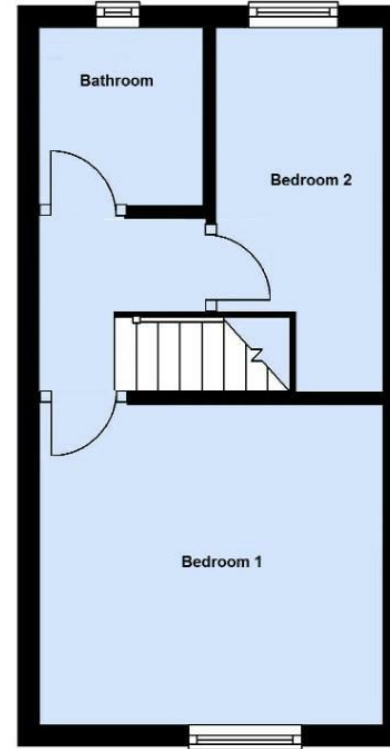
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase 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.

Ground Floor



First Floor



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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