



43 Grosvenor Street, Blackpool,  
FY1 3EX

**Guide Price £35,000**

**\*\*\*AUCTION / INVESTMENT OPPORTUNITY – DEVELOPERS  
TAKE NOTE \*\*\***

A substantial mid-terraced property offering an exciting refurbishment and redevelopment opportunity. The property has sustained fire damage and requires comprehensive renovation throughout, but presents significant scope to enhance value. Arranged over three floors, the accommodation comprises six bedrooms, making it well-suited to a variety of end uses. Its prime position directly opposite the new "Multiversity" site further strengthens its potential, particularly for student accommodation (subject to any necessary planning permissions).

The property is offered \*sold as seen (see below), making it an ideal project for experienced investors or developers seeking their next venture.

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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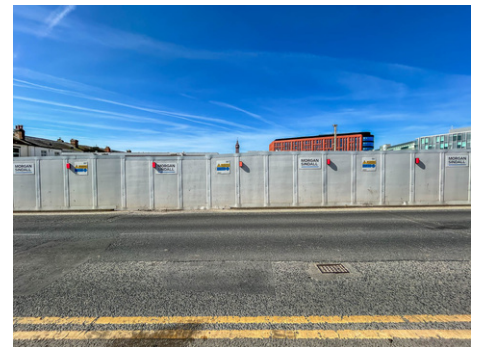
**McDonald**  
Estate Agents

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- SIX bedrooms
- Two reception rooms
- Dining kitchen
- Shower Room
- UPVC double glazing
- Requires renovation
- Fire damaged
- Development opportunity.
- No chain



**Vestibule:**

**Hall:**

**Lounge:** 15'11" x 11'5" (4.85 m x 3.48 m)

**Dining Room:** 12'11" x 12'5" (3.94 m x 3.78 m)

**Kitchen:** 15'4" x 8'11" (4.67 m x 2.72 m)

**First Floor:**

**Landing:**

**Bedroom 1:** 12'8" x 7'8" (3.86 m x 2.34 m)

**Bedroom 2:** 12'11" x 10'2" (3.94 m x 3.10 m)

**Bedroom 3:** 9'3" x 7'7" (2.82 m x 2.31 m)

**Inner Landing:**

**Separate WC:**

**Shower Room:**

**Bedroom 4:** 9'5" x 7'4" (2.87 m x 2.24 m)

**Second Floor:**

**Bedroom 5:** 15'7" x 12'8" (4.75 m x 3.86 m)

**Bedroom 6:** 13'1" x 10'1" (3.99 m x 3.07 m)

**Tenure:** We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - A £1675.48 (2026/27)

**Additional Information:** The property is being SOLD AS SEEN, subject to a few remaining personal items and valuables yet to be removed.

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**Directions:** Coming from Whitegate Drive travel to Devonshire Square and bear left on to Church Street. Grosvenor Street is the sixth turning on the right hand side. NB This street is one way and to access you need to continue through the traffic lights and at the next set turn right into Cookson Street. Travel through the traffic lights and take the second turning on the right into Charles Street, Grosvenor Street is the first turning on the right hand side.

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



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**Grosvenor Street**

Are YOU thinking of selling?  
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