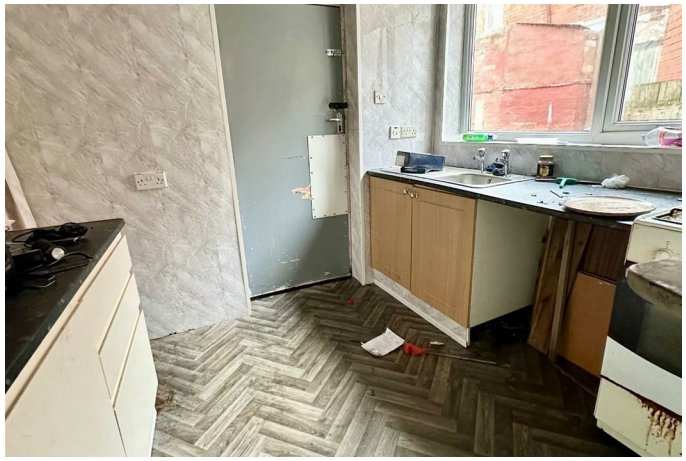


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Shannon Street, Blackpool | By Auction £50,000
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Thinking of Selling?

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.

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SEMI DETACHED HOUSE FOR SALE VIA MODERN METHOD OF AUCTION WITH NO ONWARD CHAIN INVOLVED Semi Detached House in a Convenient Location comprising Entrance Vestibule, Lounge, Dining Room, Kitchen, Landing, Two Bedrooms, Bathroom, Enclosed Rear Yard, No Onward Chain Involved, Council Tax Band A

Entrance Vestibule
Double glazed entrance door

Lounge
13'7 x 11'7
Double glazed window to front, radiator, chimney breast, decorative cornice style ceiling

Dining Room
13'4 x 10'10
window to rear, radiator, chimney breast, stairs to first floor landing

Kitchen
7'6 x 9'1
Fitted base with round edge worktops, space for gas cooker, stainless steel sink with cladding to walls, plumbing for washing machine, space for fridge freezer, double glazed window to side, door to rear

Landing

Bedroom 1
10'9 x 10'10
Double glazed window to front, radiator, chimney breast

Bedroom 2
6'5 x 11'11
Double glazed window to front, radiator, chimney breast

Bathroom
8'7 x 6'10
Fitted with a 3 piece suite comprising panelled bath, pedestal wash hand basin, low level wc, double glazed window to front

Outside
Enclosed rear yard, gated access to rear

Material Information

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.

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The successful buyer will pay £349.00 plus 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.

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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