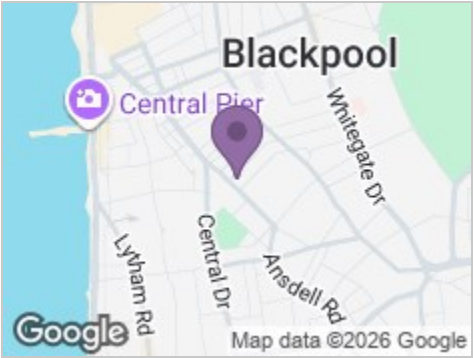


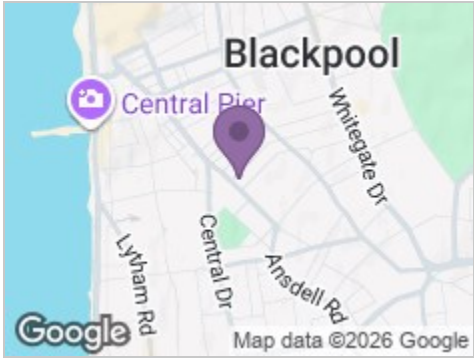
Road Map



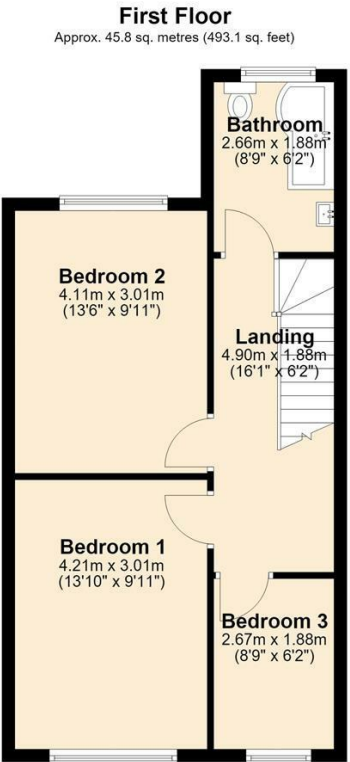
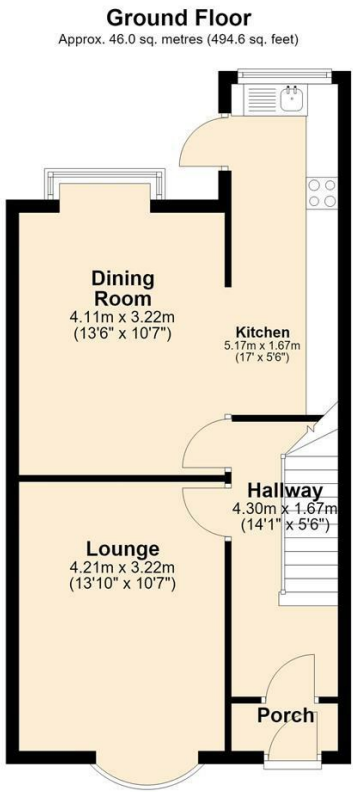
Hybrid Map



Terrain Map



Floor Plan

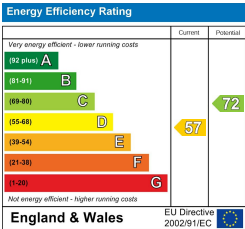


Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



61 Westmorland Avenue

Blackpool, FY1 5PG

Auction Guide £90,000



61 Westmorland Avenue

Blackpool, FY1 5PG

Auction Guide £90,000



Porch

Door to front leading into property from front courtyard. Internal door leading into Hallway. Meter cupboard.

Hallway

Lounge

13'9" x 10'6"

UPVC double glazed bay window to front. Laminate flooring, ceiling light and radiator.

Dining Room

13'5" x 10'6"

UPVC double glazed window to rear Laminate flooring, ceiling light and radiator. Open access through to kitchen.

Kitchen

16'11" x 5'5"

Door to side providing access to rear garden. UPVC double glazed window to side and rear. Range of wall and base units with complimentary worktop above. Composite sink and drainer. Double oven. Ceramic hob with concealed extractor above. Integral dishwasher. Plumbed for washing machine. Space for fridge freezer. Wood effect vinyl flooring, ceiling lights and radiator to kitchen area.

First Floor Landing

Double glazed window to rear. Access to all first floor rooms. Loft access. Carpet and ceiling light.

Bedroom One

13'9" x 9'10"

UPVC double glazed bay window to front. Fitted wardrobes. Carpet, ceiling light and radiator.

Bedroom Two

13'5" x 9'10"

UPVC double glazed bay window to rear Fitted wardrobes. Carpet, ceiling light and radiator.

Bedroom Three

8'9" x 6'2"

UPVC double glazed window to front. Carpet, ceiling light and radiator.

Bathroom

8'8" x 6'2"

UPVC double glazed opaque window to rear. Four piece bathroom suite comprising; panel bath, walk in shower cubicle, low flush WC and wash hand basin.. Tiled floor, ceiling light and radiator.

Front Exterior

Front courtyard

Rear Exterior

Low maintenance paved garden with access to brick built garage.

Further Information

Tenure - Freehold

EPC Rating D

Council Tax Band - B - Blackpool Borough Council

Auction Terms

The lot is to be sold by traditional online auction with an end date and time of TBC. An auction buyer's fee of 4.2% (inc of VAT) subject to a minimum fee of £7,200 (inc of VAT) is payable in addition to the purchase price.

The auction will be exclusively available online via the Rocket Auctions website including the legal pack information.

The registration process is extremely simple and

free. Please visit the Rocket Auctions website, and click on the 'register' button (or login - if you have already registered).

Stage 1) Register your email address, create a password and confirm your account.

Stage 2) View the legal pack and arrange any viewings

Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details

Stage 4) You are ready to bid - Good Luck!

No deposit monies are required before you bid. Guide price(s) are an indication of the seller's expectation.

Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

The complete legal pack would need to be inspected before an offer would be considered.

Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

