



HUNTERS[®]
HERE TO GET *you* THERE

Grasmere Road, Blackpool | By Auction £65,000
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.

****MID TERRACED HOUSE REQUIRING MODERNISATION WITH NO ONWARD CHAIN INVOLVED, FOR SALE VIA MODERN METHOD OF AUCTION**** Mid Terraced House comprising Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen, Downstairs Shower Room, Landing, 3 Bedrooms, Bathroom, Enclosed Rear Garden, Council Tax Band B, No Onward Chain Involved. 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.

Entrance Vestibule
Double glazed entrance door with double glazed window over, tiled walls

Hallway
stairs to first floor landing, decorative cornice style ceiling

Lounge
12'4 x 14'0
Walk in bay window to front, fireplace, picture rail, decorative cornice style ceiling

Dining Room
12'4 x 14'7
Walk in bay window to rear, fireplace, picture rail, decorative cornice style ceiling

Kitchen
6'3 x 10'9
Fitted base and wall units with round edge worktops

Shower Room
5'0 x 6'3
Downstairs Shower Room with shower enclosure, wc, double glazed window to rear, double glazed door to garden

Landing
Dado rail

Bedroom 1
12'4 x 14'0
Walk in bay window to front, chimney breast

Bedroom 2
Walk in bay window to rear, fitted cupboards

Bedroom 3
6'8 x 8'0
window to front

Bathroom
6'8 x 6'4
Fitted with a 3 piece suite comprising wc, panelled bath, wash hand basin, window to rear

Outside
Enclosed rear garden, patio, 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.

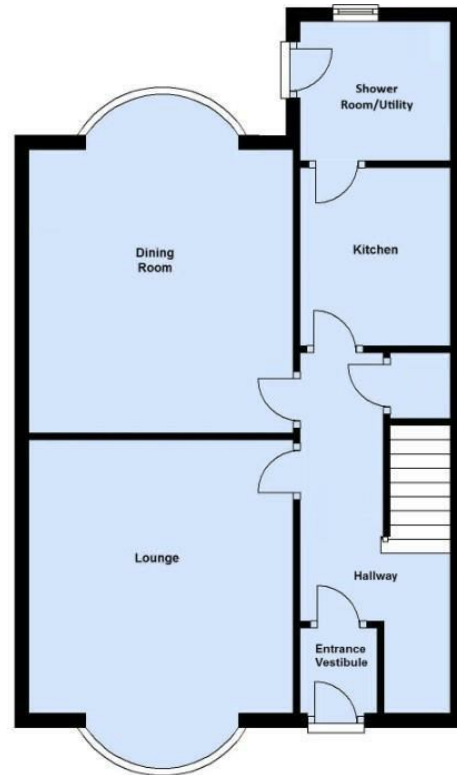
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The successful buyer will pay £349.00 plus VAT for this pack which you must view before bidding.

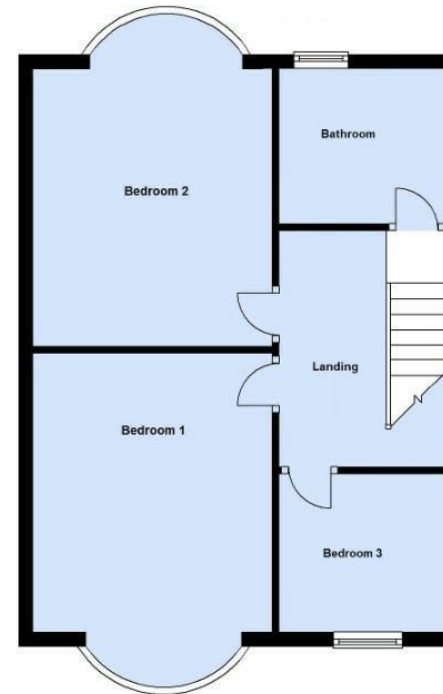
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase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

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.

25-27 Highfield Road, Blackpool, FY4 2JD | 01253 362640
| blackpool@hunters.com

HUNTERS[®]
HERE TO GET *you* THERE