



20 Low Moor Road, Bispham,
Blackpool, FY2 0PG

Guide Price £46,000

****ATTENTION CASH BUYERS**

A Freehold Ground Floor Flat that not only has the benefit of having both the front and rear Gardens, but also the added bonus of a large Utility and a Garage. This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



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Successfully selling property since 1948.



- **Lounge**
- **Bedroom**
- **Kitchen**
- **Bathroom**
- **Large Utility**
- **Gas central heating; UPVC double glazing**
- **Gardens front and rear**
- **Attached Garage**

Hall: Coved ceiling, Meter cupboard, Wood effect laminate flooring, UPVC double glazed door, Radiator.

Lounge: 12'6" x 11'2" (3.81 m x 3.40 m) Feature fireplace with inset living flame gas fire, Coved ceiling, TV point, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

Kitchen: 7'10" x 5'5" (2.39 m x 1.65 m) Wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor, single drainer stainless steel sink with mixer tap, Plumbed for washing machine, UPVC double glazed window, Radiator.

Bedroom: 11'3" x 11'2" (3.43 m x 3.40 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Inner Hall.:

Bathroom: Comprising; Panelled bath, Pedestal wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window, Radiator.

Utility Room: 14'9" x 6'3" (4.50 m x 1.90 m) Personal door to the garage, Door to rear garden.

Outside:

Front: Mainly lawned.

Rear: Southerly facing, Lawned with established trees and shrubs.

Parking: Brick garage with light and power, and driveway

Heating: Gas central heating (NOT TESTED).

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)

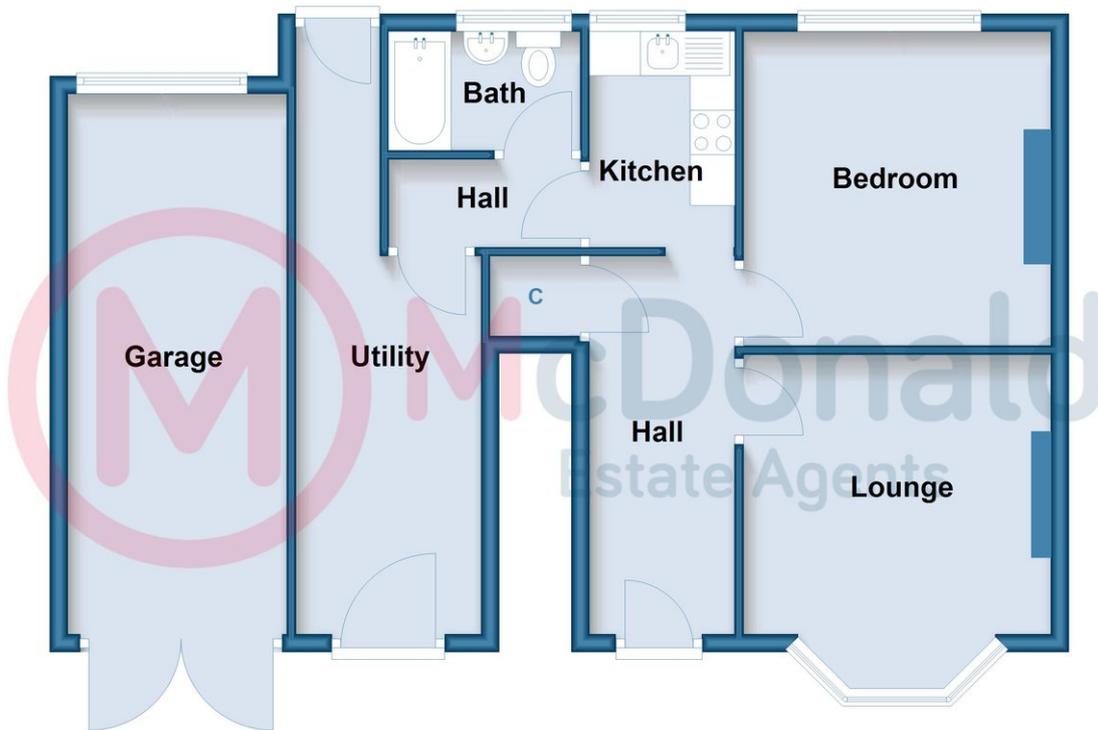
Directions: From our office proceed inland, and at the roundabout take the third exit onto Bispham Road. Continue along, and Low Moor Road is the third left.

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.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

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

Ground Floor



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Low Moor Road

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