



21 Dale Street, Blackpool,
FY1 5BY

Guide Price £45,000

AUCTION – YOUR NEXT PROFITABLE PROJECT!

This substantial **FOUR-STOREY PROPERTY** is currently arranged as **THREE FLATS** and offers an exciting opportunity for developers and investors alike. Requiring **EXTENSIVE RENOVATION THROUGHOUT**, the property provides excellent scope to modernise, improve and **SIGNIFICANTLY ADD VALUE**, making this a potentially rewarding development or investment project. Ideally positioned just **100 YARDS FROM BLACKPOOL PROMENADE AND THE SEAFRONT**, the property enjoys a highly convenient location close to local amenities, transport links and Blackpool's many attractions. Offered with **NO ONWARD CHAIN**.

A FANTASTIC DEVELOPMENT OPPORTUNITY – VIEWING RECOMMENDED.

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 £500.00. These services are optional.



McDonald
Estate Agents

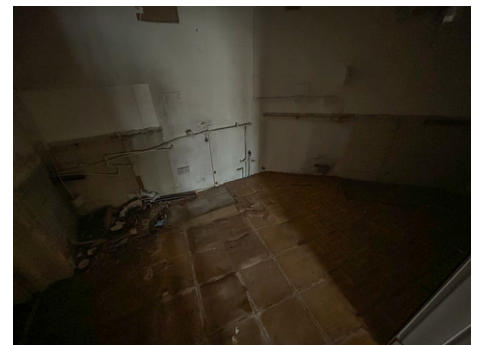
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Successfully selling property since 1948.

- **THREE flats**
- **Requires extensive renovation**
- **Excellent opportunity to increase value**

Ground Floor: Separate entrances, UPVC double glazed front door.

Flat 1:

Hall: Staircase to first floor.

Room 1: 24'6" x 12'8" (7.47 m x 3.86 m) Gas central heating boiler, UPVC double glazed windows and front door, Radiator.

Room 2: 13'4" x 7'6" (4.06 m x 2.29 m)

Room 3: 13'10" x 7'0" (4.22 m x 2.13 m)

Room 4: 13'0" x 5'3" (3.96 m x 1.60 m) Side door.



First Floor:

Flat 2:

Landing: Staircase to the second floor.

Flat 2 Room 1: 15'2" x 12'2" (4.62 m x 3.71 m) Two UPVC double glazed windows, Electric storage heater.

Flat 2 Room 2: UPVC double glazed window.

Flat 2 Shower Room: Comprising; Shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window.

Flat 2 Room 3: 13'2" x 7'7" (4.01 m x 2.31 m) Wall and base cupboards, Stainless steel sink UPVC double glazed window.



Second Floor:

Second Floor Landing: UPVC double glazed window.

Second Floor Room 1: 15'5" x 11'3" (4.70 m x 3.43 m) Two UPVC double glazed windows.

Second Floor Shower Room:

Second Floor Room 2: 9'0" x 7'11" (2.74 m x 2.41 m) UPVC double glazed window.

Second Floor Room 3: 13'1" x 7'6" (3.99 m x 2.29 m)

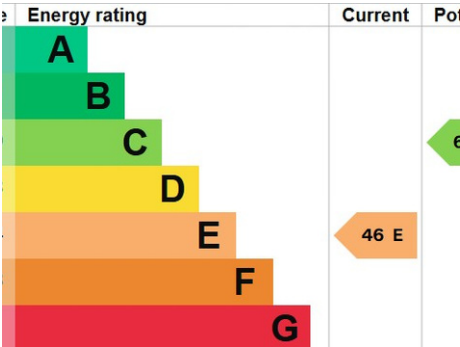
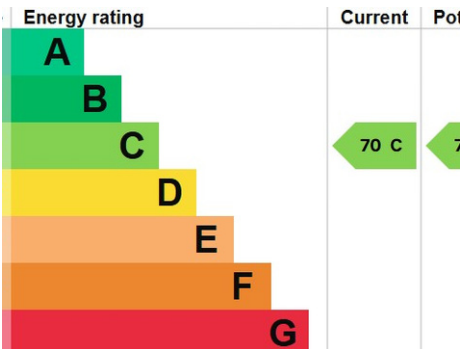
Basement: 11'8" x 11'0" (3.56 m x 3.35 m)



Heating:

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

Council tax: We have been informed that following works carried out at the request of the local authority, the property is currently exempt from council tax. Interested parties should seek clarification from their solicitor.

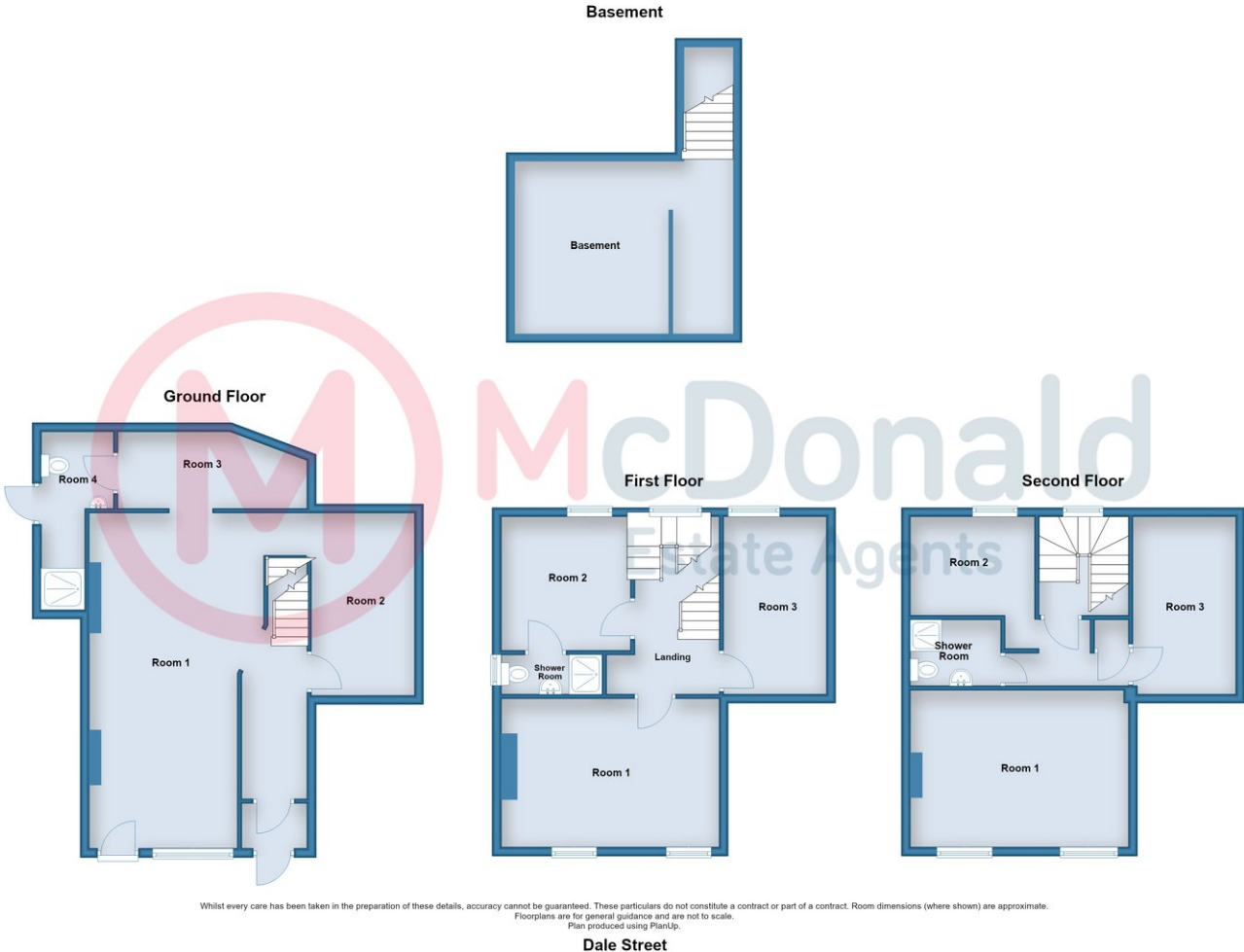


Directions: Take the Promenade heading south, after passing Central Pier turn fourth left into Princess Street and then second left into Dale Street.

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		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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