



## 3 bed semi-detached house to buy in FY1

Ripon Road, Blackpool, Lancashire, FY1 4DY

**£105,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

Permit Parking parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ THREE BEDROOMS
- ✓ FOUR PIECE FAMILY BATHROOM
- ✓ IN NEED OF SOME RENOVATION
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Are you are looking for the opportunity to create your dream family home? If so this substantial three bedroom home could be the one for you. Situated in a great location a short distance to Blackpool town centre amenities, that include high street shops, restaurants and eateries, promenade, choice of schools with excellent transport links nearby. VIEWING ESSENTIAL!

This property boasts an exceptional floor plan with huge potential to turn into a beautiful unique family home. Briefly comprising of two reception rooms, kitchen with under the stairs storage cupboard, utility room with toilet to the ground floor. Two double bedrooms, versatile single bedroom and four piece suite family bathroom to the first floor. Externally, this property has an exceptionally sized garden accessed via the utility room with on street permit parking available.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £105,000

Property Type: Semi-detached house

Parking: Permit Parking

Year built: 1912

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

**Vestibule - 1.91 x 0.81 m (6'3" x 2'8" ft)**

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**Entrance Hallway - 4.02 x 2.14 m (13'2" x 7'0" ft)**

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**Living Room - 4.65 x 3.44 m (15'3" x 11'3" ft)**

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**Dining Room - 3.72 x 3.44 m (12'2" x 11'3" ft)**

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**Kitchen - 4.10 x 2.12 m (13'5" x 6'11" ft)**

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**Utility Room - 8.51 x 1.92 m (27'11" x 6'4" ft)**

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**WC - 1.44 x 0.83 m (4'9" x 2'9" ft)**

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**First Floor Landing - 3.12 x 2.14 m (10'3" x 7'0" ft)**

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**Bedroom - 4.62 x 3.09 m (15'2" x 10'2" ft)**

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**Bedroom - 3.68 x 3.12 m (12'1" x 10'3" ft)**

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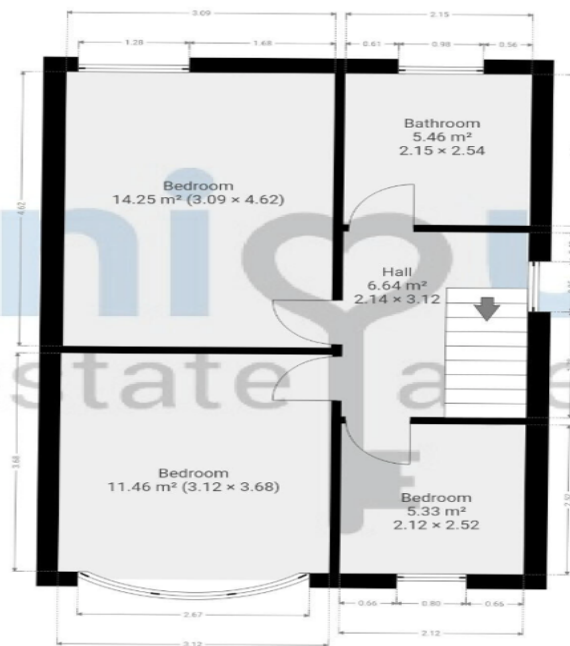
**Bedroom - 2.52 x 2.12 m (8'3" x 6'11" ft)**

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**Bathroom - 2.54 x 2.15 m (8'4" x 7'1" ft)**

Floorplan 1

Floorplan 2



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Ripon Road, Blackpool, Lancashire, FY1 4DY

Contact your local branch today for more information on this property:  
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