



## 7 bed semi-detached house to buy in FY4

Moore Street, Blackpool, Lancashire, FY4 1DB

**£70,000** Starting Bid

 x7  x1  x3

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Cash Buyers Only
- ✓ 7 Bedroom Semi Detached House
- ✓ Located Within Walking Distance To The Promenade, Shops And Local Attractions
- ✓ Off Road Parking For 2 Cars To The Front
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £95000

This 7-bedroom semi-detached house presents an exciting investment opportunity, awaiting a new owner with a vision for modernisation. Situated within walking distance of the Promenade, bustling shops, and local attractions, this property offers both convenience and potential. Boasting fantastic transport links, this residence provides easy access to explore the surrounding area. The front of the property features off-road parking for 2 cars, ensuring both practicality and ease of living. The interior comprises an entrance vestibule, hallway, a lounge complete with a bar, dining room, second living room, and a kitchen, offering abundant space. Additionally, the basement has 2 rooms, providing further versatility for potential use. The first floor accommodates 5 bedrooms, a 3-piece suite bathroom, and a separate WC, while the second floor features 2 bedrooms and an additional WC. This property is a blank canvas, poised for transformation, and is offered with the added appeal of no onward chain, streamlining the purchase process for the discerning buyer.

Externally, this property provides off-road parking to the front, ensuring that parking concerns are easily alleviated. To the rear, a private yard offers an outdoor space. With immense potential waiting to be unlocked, this property is a rare find offering a blend of location, space, and opportunity.

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £70,000

Property Type: Semi-detached house

Parking: Off Street

Construction materials: Brick and block

Known property issues: Damp

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

Restrictions: No

Required access: Yes

Heating: Gas

Electric: National Grid

Water: Direct mains water


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



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>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(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 

Moore Street, Blackpool, Lancashire, FY4 1DB

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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.

