

**Auction**

5 bed terraced house to buy in

Shaw Road, Blackpool, Lancashire, FY1 6HB

£95,000

 Starting Bid

H x 5 D x 2 B x 2

Tenure

Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Five Bedroom House In The Heart Of South Shore
- ✓ Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen,
- ✓ 3 Bedrooms, 2 Bathrooms To The First Floor
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This imposing mid-terraced house offers the perfect blend of space and a coveted location in the heart of South Shore. Boasting five generously sized bedrooms, this residence is ideal for families or those seeking ample living space.

The ground floor features a well-appointed lounge, a versatile dining room, a fitted kitchen, and a convenient utility room, offering a functional layout for every-day living and entertaining.

Ascending to the first floor, you will find three bedrooms and two bathrooms, providing privacy and convenience for family members or guests. The second floor comprises two additional bedrooms, offering flexibility for various living arrangements or home office needs.

A notable feature of this property is the basement space, which presents a valuable opportunity for storage or the creation of an additional living area to suit your lifestyle requirements.

To the rear of the property, a yard provides a low-maintenance outdoor space that can be enjoyed for al fresco dining or relaxation.

Situated within close proximity to the Promenade, local amenities, and attractions and with excellent transport links, this home offers a lifestyle of convenience and leisure. Whether you fancy a leisurely stroll along the seafront, a visit to nearby shops and cafes, or an exploration of the vibrant local scene, this property's location ensures that all your needs are within easy reach.

A report has been provided confirming that underpinning works have been undertaken. Buyers are advised to review the relevant documentation and satisfy themselves as to the condition and structure of the property through their own investigations prior to bidding.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £95,000

Property Type: Terraced House

Parking: On Street

Year built: 1901

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

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Hallway

3.5m x 1.2m

Living Room

5.52m x 3.8m

Dining Room

5.18m x 4.56m

Kitchen

5.14m x 2.71m

Utility Room

2.37m x 2.7m

Basement

3.89m x 2.39m

Bedroom 1

4.53m x 3.4m

Bedroom 2

4.73m x 2.9m

Bedroom 3

3.76m x 2.16m

Shower Room

2.13m x 1.67m

Bathroom

2.91m x 2.75m

Bedroom 4

3.01m x 4.83m

Bedroom 5

2.98m x 3.01m



Approximate total area⁽¹⁾

740 ft²
68.7 m²

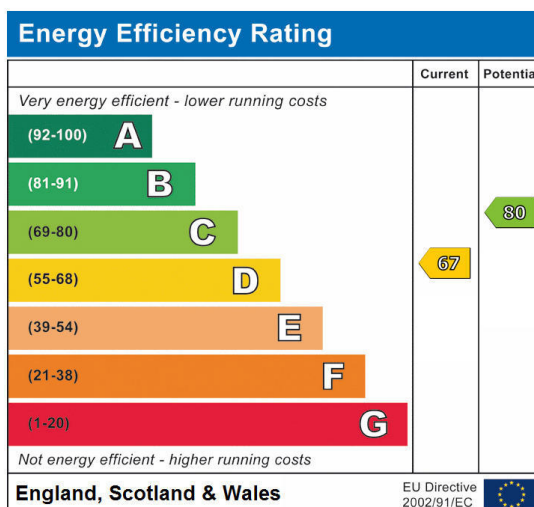
Balconies and terraces

167 ft²
15.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS (PMS 3C) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Shaw Road, Blackpool, Lancashire, FY1 6HB

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

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168,
northwest@pattinson.co.uk, www.pattinson.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.