



## 5 bed end of terrace house to buy in FY1

Bolton Street, 36 Bolton Street, Blackpool, Blackpool, FY1 6AE

**£140,000** Starting Bid

 x 5  x 2  x 2

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ House currently arranged into 2 Self contained Maisonettes Within Close Proximity To Blackpool Promenade, Transportation Links And Local Amenities
- ✓ Marionette Two Includes Open Plan Kitchen/ Lounge, Downstairs WC, Two Bedrooms And Three Piece Suite Bathroom

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £140000

Introducing This versatile House which is currently arranged into 2 self contained maisonettes of exceptional appeal, both seamlessly merging comfort and convenience. Nestled in proximity to the illustrious Blackpool Promenade, transportation links, and a plethora of local amenities, these residences offer an unparalleled lifestyle.

The first maisonette beckons with its generous layout comprising a spacious kitchen and lounge, creating a welcoming ambience for both relaxation and hosting gatherings. Boasting three well-appointed bedrooms, this abode provides ample space for personal sanctuaries or home offices. The allure of a luxurious four-piece suite bathroom further elevates the living experience, promising indulgent moments of tranquillity.

Venturing to the second maisonette, one is greeted by an open-plan kitchen and lounge, designed for seamless flow and functionality. Complete with a convenient downstairs WC, this space exudes modernity and practicality. Two bedrooms await, promising comfort and privacy, while a stylish three-piece suite bathroom offers a touch of elegance to every-day routines.

The collective charm of these maisonettes is enhanced by the absence of no onward chain, providing the opportunity for a swift and hassle-free transition. For the discerning investor, the option to acquire these properties with tenants already in situ presents a promising investment venture.

Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.

We have not been provided with a CP12 or an EICR for the property. If one does come in it will be added to the legal pack. Buyers should read the legal pack prior to bidding.

Kitchen / Living Area

9.04m x 3.89m

Bedroom 1

3.87m x 3.89m

Bedroom 2

2.55m x 1.99m

Bathroom

3.72m x 2.8m

Lounge

4.84m x 7m

Kitchen

4.9m x 3.45m

Bedroom 1

3.82m x 3.64m

Bedroom 2

2.6m x 5.11m

Bedroom 3

2.11m x 4.12m

Bathroom

2.1m x 2.65m

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £140,000

Property Type: End of terrace house

Parking: Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

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: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 82                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 50      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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

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