



3 bed semi-detached house to buy in PR4

Lytham Road, Warton, Preston,
Lancashire, PR4 1AY

£55,000 Starting Bid

 x3  x1  x2

Tenure

Freehold

Off Street parking

Property features

- ✓ Cash Buyers Only
- ✓ Semi Detached 3 Bedroom
- ✓ Ground Floor WC And Family Bathroom
- ✓ Approximate Internal Area: 91.8 sq. metres (987.8 sq. feet)
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: No Heating
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ 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 and Conditions apply. Starting Bid £55,000. Cash Buyers Only.

A Rare Opportunity To Acquire A Fire-Damaged Property Offering Significant Redevelopment Potential

Occupying a generous plot with gardens to both the front and rear, together with off-street parking accessed from the rear, this substantial semi-detached property presents an exciting opportunity for developers, investors and purchasers seeking a comprehensive renovation project.

The property has unfortunately suffered extensive fire and smoke damage throughout and now requires a full programme of refurbishment and reinstatement. Despite its current condition, the accommodation offers excellent potential and comprises an entrance hallway, lounge, dining room, kitchen, ground floor WC and rear porch. To the first floor are three bedrooms, a bathroom and landing.

Externally, the property benefits from a front garden together with a generous rear garden and off-street parking available to the rear.

The property is offered for sale in its current condition and prospective purchasers should make their own investigations regarding the extent of remedial works required. Cash purchasers and those experienced in refurbishment projects may find this an appealing opportunity.

Please note: Due to the property's current condition following the fire, there may be discrepancies to the floorplan provided. The floorplan should therefore be treated as a guide only and cannot be guaranteed to be accurate. The Principle bedroom cannot be accessed due to floorboards / joists being at risk of collapse.

Approximate Internal Area:

91.8 sq. metres (987.8 sq. feet)

Ground Floor

Entrance Hall

Window to front, window to side, stairs, door to:

Lounge

Bow window to front, opening to:

Dining Room

Window to rear, double doors to garden, opening to:

Kitchen

Window to rear, under stairs storage, door to:

Rear Porch

Access to garden, door to:

WC

Window to front.

First Floor

Bedroom 1

Bow window to front

Bedroom 2

Window to rear

Bedroom 3

Window to front

Bathroom

Window to rear

Landing

Window to side

External

Enclosed garden to front. To the rear is a generous garden with off street parking available.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £55,000

Property Type: Semi-detached house

Parking: Off Street

Year built: 1935

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Risk of collapse

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: No Heating

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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	43	
(21-38) F		
(1-20) G		
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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