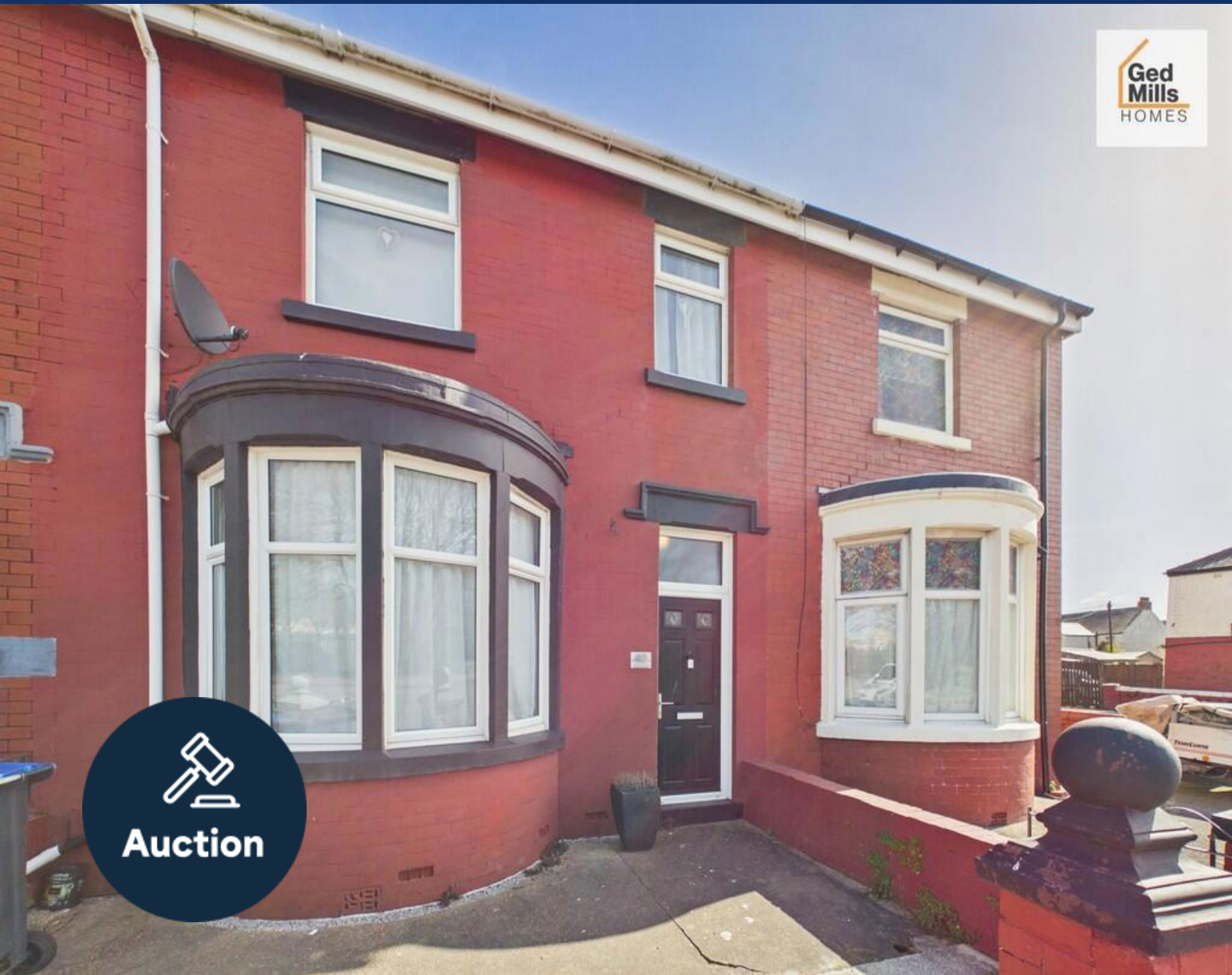


**Auction**

3 bed terraced house to buy in

Queen Victoria Road, Blackpool,
Lancashire, FY1 5JY

£95,000 Starting Bid

 x 3  x 1  x 1

Tenure

Freehold

On Street parking

Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Limited Lending
- ✓ Beautifully presented three-bedroom mid-terraced
- ✓ Stunning rear kitchen extension with modern fittings
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ 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

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Welcome to Queen Victoria Road - a beautifully presented three-bedroom mid-terraced home, offering stylish and modern living throughout. At the heart of the home is a stunning rear kitchen extension, fully fitted and featuring a central breakfast island. This impressive space provides additional dining and living areas, with bi-fold doors opening out onto a decked rear garden—perfect for entertaining or relaxing. The property also benefits from a separate, cosy lounge, three well-proportioned bedrooms, and a contemporary family bathroom. A fully boarded and easily accessible loft adds valuable storage or potential for further use.

Offered with no onward chain, this home is ideal for buyers looking for a smooth and straightforward purchase.

A survey has previously been carried out and has shown movement to the front of the house. Please make your own enquiries if you are seeking to get a mortgage on the property.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £95,000

Property Type: Terraced House

Parking: On Street

Year built: 1930

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Subsidence

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: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Approximate total area⁽¹⁾
60.3 m²
649 ft²

Balconies and terraces
18.3 m²
197 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Queen Victoria Road, Blackpool, Lancashire, FY1 5JY

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.