



134 Midgeland Road, Marton,  
Blackpool, FY4 5HB

## Guide Price £45,000

**\*\*\* ATTENTION INVESTORS / DEVELOPERS - YOUR NEXT PROJECT !! AUCTION SALE \*\*\***

This end garden terraced house requires extensive renovation and thus represents a super investment/development opportunity.

In brief, an open plan lounge and dining area leading to a \*kitchen and ground floor \*shower room. Three bedrooms to the first floor and rear gardens estimated to be 40-45ft long. No onward chain

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.

The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



**McDonald**  
Estate Agents

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- Three bedrooms
- Through Lounge
- \*Kitchen
- \*Shower room
- WEST facing rear
- EXCELLENT development opportunity.



**Porch:**

**Hall:** Meter cupboard. Open to:-

**Lounge:** 13'4" x 9'2" (4.06 m x 2.79 m) Brick fireplace, Meter cupboard, Staircase. Open to:-

**Dining Area:** 7'10" x 7'5" (2.39 m x 2.26 m) Leading to kitchen.

**Office:** 7'10" x 5'5" (2.39 m x 1.65 m)

**\*Kitchen:** Details unknown. There is no access to this room and the roof damage is best viewed from the first floor

**\*Shower Room:** Details unknown. No access possible and we are only advised by a third party this is currently arranged as a shower room.



**First Floor:**

**Bedroom 1:** 13'6" x 11'1" (4.11 m x 3.38 m)

**Bedroom 2:** 9'3" x 6'8" (2.82 m x 2.03 m)

**Bedroom 3:** 6'9" x 6'6" (2.06 m x 1.98 m)



**Outside:**

**Front Garden:** Mainly utilised as parking with established hedgerow either side.

**Rear Garden:** West facing rear gardens estimated to be 40-45ft. Completely overgrown so no current access.

**Council Tax:** Band - A £1518.00 (2024/25)



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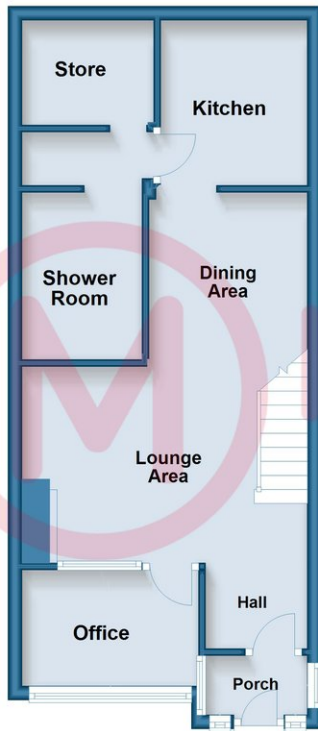
**Directions:** Take Whitegate Drive towards Preston New Road and continue to Oxford Square. Continue straight at the traffic lights onto Waterloo Road and turn left onto Vicarage Lane. At the roundabout, take the first exit and stay on Vicarage Lane and take the sixth turning on the right into Midgeland Road.

**General Disclaimer:** Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

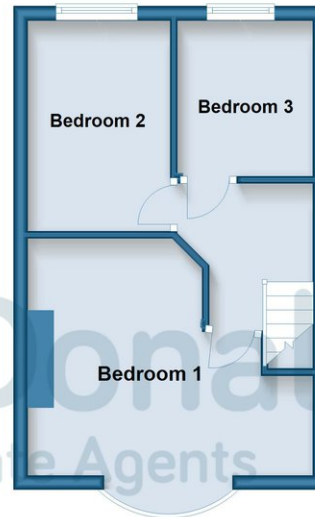
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	1	
Not energy efficient - higher running costs			

**Ground Floor**



**First Floor**



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**Midgeland Road**

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