



211 Preston New Road, Blackpool,
Lancashire, FY3 9TU

Guide Price £230,000

***** ATTENTION INVESTORS / DEVELOPERS *****

This **IMPOSING** detached residence stands on an elevated site within a **LARGE PLOT** and surrounded by established, extensive gardens.

The property **REQUIRES RENOVATION** throughout and thus represents an excellent development opportunity to once again create an impressive family home.

• DEVELOPMENT OPPORTUNITY

- **DETACHED** residence
- **LARGE** plot
- Three **DOUBLE** bedrooms
- Two **SEPARATE** receptions
- **Kitchen**
- **Office and Wc**
- **Garage plus AMPLE** parking.
- **Direct access to M55**

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Vestibule:

Reception Hall: Radiator, Staircase, Understairs store

Lounge: 19'11" x 17'5" (6.07 m x 5.31 m) Imposing fireplace with fitted gas fire, Three radiators, Windows to three elevations for excellent natural light, Feature ceiling.

Dining Room: 17'3" x 11'11" (5.26 m x 3.63 m) Feature brick fireplace extending to alcoves to form displays, Radiator.

Kitchen: 14'0" x 11'9" (4.27 m x 3.58 m) Fitted wall and base cupboard units, Tiled worktops, 'Aga' oven (not connected) plus built in Oven & Grill, Radiator, Tiled floor, Electric Hob & Extractor, 1 1/2 Bowl sink.



First Floor:

Gallery Landing: Loft access

Bedroom 1: 17'5" x 12'0" (5.31 m x 3.66 m) Radiator

Bedroom 2: 13'9" x 13'3" (4.19 m x 4.04 m) Fitted wardrobe and built in cupboard, Shower cubicle, Pedestal wash hand basin, Radiator.

Bedroom 3: 14'2" x 11'11" (4.32 m x 3.63 m) Fitted wardrobes and drawers, Radiator.

Bathroom: Comprising bath, Pedestal wash hand basin and Low flush wc, Tiled walls.



Outside: This is a large plot with numerous established plants shrubs and trees complementing the super level of privacy.

Garage: Detached brick garage, Located to the rear of the property with ample additional parking space and accessed along the long private driveway to the front.

Basement: We are informed there is a large basement with numerous rooms, accessed via a door to the rear, near the garage.

Heating: Gas central heating (NOT TESTED)

Council Tax: Band E: £2653.38

Tenure: We are informed the property is Freehold. Interested parties should seek clarification from their solicitor.



Additional Information:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.20% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

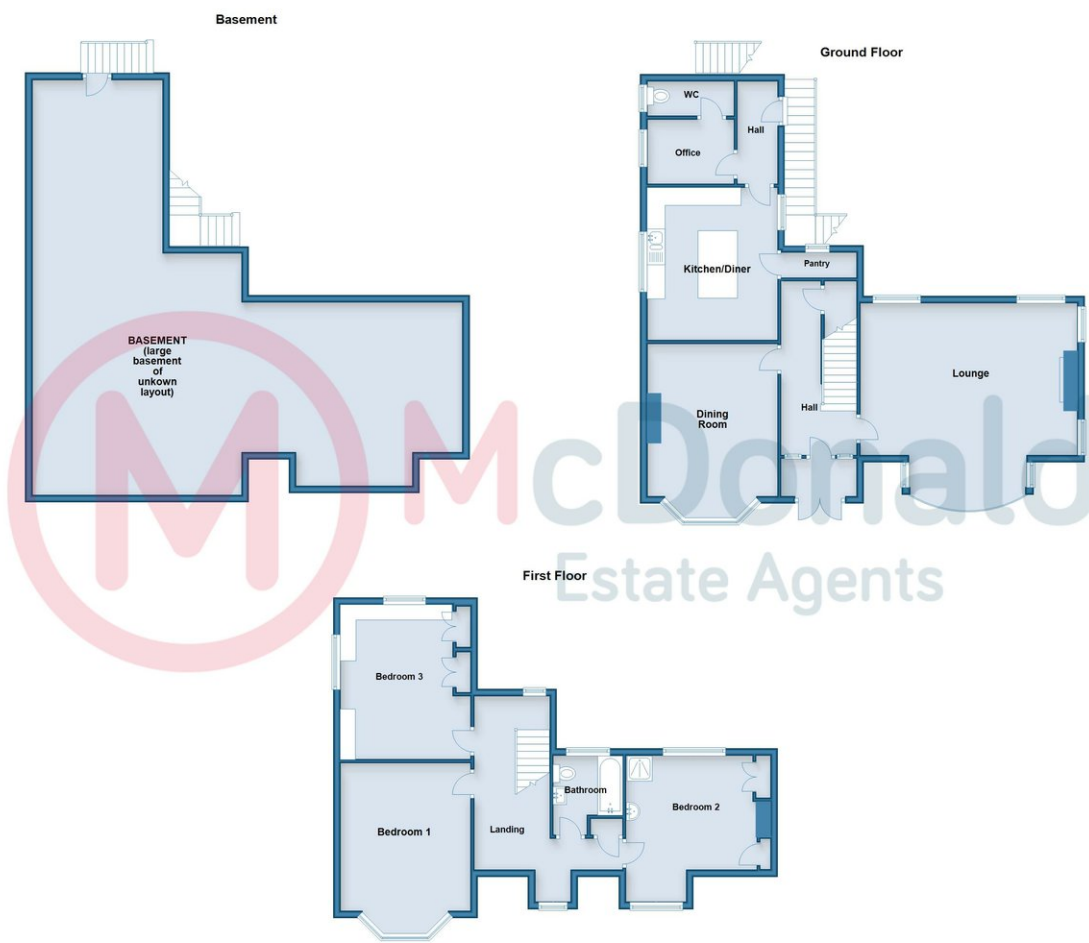


Directions: Heading out of Blackpool on the main dual-carriageway, this is Preston New Road. Number 211 is about 100 yards past Skelwith Road.

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			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	12	
Not energy efficient - higher running costs			



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Preston New Road

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