



5 Shaftesbury Avenue, Staining, Blackpool, FY3 8QS

**£100,000**

**\*\*\* ATTENTION INVESTORS / DEVELOPERS - AUCTION \*\*\***

**This semi-detached house requires further modernisation throughout. However, the property already benefits from the addition of a CONSERVATORY, UPVC double glazing and gas central heating and is located in a very POPULAR LOCATION of STAINING and just 0.8 miles to Victoria HOSPITAL.  
No onward chain.**

- TWO bedrooms
- Lounge
- FITTED dining kitchen
- UPVC conservatory
- Bathroom
- Gas central heating
- UPVC double glazing
- Gardens
- Cul De Sac location
- No chain.



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**Hall:** Staircase, Meter cupboard, UPVC double glazed front door.

**Lounge:** 14'0" x 11'8" (4.27 m x 3.56 m) Feature fireplace, UPVC double glazed bay window.

**Dining Kitchen:** 14'9" x 8'11" (4.50 m x 2.72 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Understairs storage housing combi gas central heating boiler, Wood effect laminate flooring, UPVC double glazed windows a rear door, Radiator.

**Conservatory:** 13'4" x 6'2" (4.06 m x 1.88 m) Tiled floor, UPVC double glazed windows and patio doors to the rear garden, Radiator.

**First Floor:**

**Landing:**

**Bedroom 1:** 14'10" x 14'3" (4.52 m x 4.34 m) Built in wardrobe to alcove, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 8'11" x 8'6" (2.72 m x 2.59 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath with overhead shower and screen, Pedestal wash basin, Low flush WC, Part tiled walls, Tiled floor, UPVC double glazed window, Radiator.

**Outside:**

**Front:** With flowered beds

**Rear:** Grassed, Timber deck, Timber shed, Excellent level of privacy.

**Heating:** Gas central heating (NOT TESTED).

**Tenure:** We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - B £1771.04 (2024/25)

**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.**



**Directions:** From Whitegate Drive proceed to Devonshire Square and turn right onto Newton Drive, at the roundabout take the second exit onto Newton Drive East, take the fifth right turning into Staining Road and finally second right into Shaftesbury Avenue.

**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>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

### Ground Floor



### First Floor



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Plan produced using PlanUp.

**Shaftesbury Avenue**

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