



28 Norfolk Avenue, Bispham,
Blackpool, FY2 9QA

Guide Price £130,000

#AUCTION #AUCTION #AUCTION

A prominent Corner Sited Semi Detached home situated in a great spot being only around 150m TO THE SEA FRONT. The important things are all catered for with UPVC double glazing, gas central heating, and a garage with scope for additional parking PLUS the property has a loft/hobby room. Sold with NO ONWARD CHAIN.

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Through Lounge/Dining Room
- Ground floor WC
- Kitchen
- Three Bedrooms
- Large four piece Bathroom
- Gardens to front/side/rear

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Porch: UPVC double glazed windows and door.

Hall: Coved ceiling, Meter cupboard, UPVC double glazed door, Radiator.

WC: Low flush WC, Pedestal wash basin, UPVC double glazed window.

Through Lounge: 25'11" x 13'9" (7.90 m x 4.20 m) (Maximum measurements). Feature fireplace with inset fire, Coved ceiling, TV point, UPVC double glazed bay window and patio doors, Two radiators.

Kitchen: 9'10" x 8'10" (3.00 m x 2.70 m) Wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor, One and a half bowl sink with mixer tap, Plumbed for washer, Integrated fridge, TV point, UPVC double glazed window and door.

First Floor:

Landing: Coved ceiling, UPVC double glazed stained glass window, Radiator.

Bedroom 1: 14'1" x 11'2" (4.30 m x 3.40 m) Fitted wardrobes, TV point, Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 2: 11'10" x 9'10" (3.60 m x 3.00 m) Staircase to loft/hobby room, UPVC double glazed window, Radiator.

Bedroom 3: 8'10" x 6'11" (2.70 m x 2.10 m) Coved ceiling, UPVC double glazed window, Radiator.

Bathroom: A spacious four piece bathroom suite comprising; Panelled bath, Step in shower cubicle, Vanity wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Radiator.

Loft/Hobby Room: Access to eaves storage, Double glazed Velux window, Radiator.

Outside:

Front: Artificial lawn and hedging

Side: Mainly laid to pattern imprinted concrete.

Rear: Southerly facing, Laid to artificial lawn. Utility store with Light, power, sink, and plumbing for washer.

Parking: Brick garage with power, measuring approximately 21

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 - D £2063.64 (2022)



Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the

Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers

solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price

including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as

part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification

verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything

you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation

Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the

preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they

will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral

arrangement and payment prior to any services being taken by you.



Directions: From our office, proceed towards the promenade and turn left at the traffic lights. Norfolk Avenue is the fourth turning on your left.

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		75
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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