



32 Levine Avenue, Blackpool,  
FY4 4PD

## Guide Price £50,000

**\*\*\* AUCTION SALE - ATTENTION INVESTORS / DEVELOPERS - Your next project ! \*\*\***

This quasi-semi-detached end-of-terrace home (end of three) offers an excellent opportunity for refurbishment and value enhancement. The property requires full modernisation throughout and features three bedrooms, a lounge, a dining kitchen, and a generously sized ground-floor bathroom. To the rear, there are substantial gardens extending to approximately 60ft.

Offered with no onward chain.

**PLEASE NOTE:** 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 winning bidder will pay £349.00 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 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 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.

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- **Three bedrooms**
- **Lounge**
- **DINING kitchen**
- **LARGE bathroom**
- **Separate Wc**
- **UPVC double glazing**
- **Gas central heating**
- **Rear OVER 60ft**
- **Requires RENOVATION**
- **No chain**



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

**Lounge:** 13'4" x 11'2" (4.06 m x 3.40 m) Fitted gas fire, Coved ceiling, UPVC double glazed bay window, Radiator.

**Dining Kitchen:** 14'1" x 9'2" (4.29 m x 2.79 m) Wall and base cupboards, Roll edge worktops, One and a half bowl sink, Built in oven and hob, Tiled splash back, Gas central heating boiler, Understairs storage, UPVC double glazed window, Radiator.

**Inner Hall:** Rear door, UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Bath, Separate shower cubicle, Pedestal wash basin, Built in cupboard, UPVC double glazed window, Radiator.



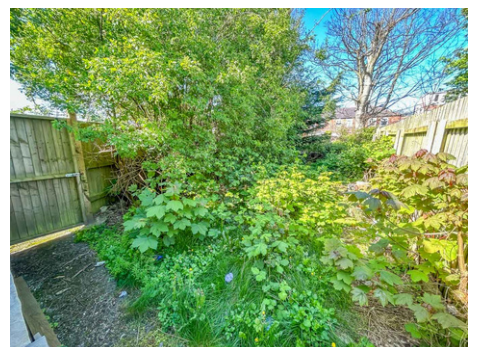
#### **First Floor:**

**Landing:** UPVC double glazed window.

**Bedroom 1:** 14'3" x 13'5" (4.34 m x 4.09 m) Large built in wardrobe, UPVC double glazed bay window.

**Bedroom 2:** 9'3" x 6'11" (2.82 m x 2.11 m) UPVC double glazed window, Radiator.

**Bedroom 3:** 6'11" x 6'4" (2.11 m x 1.93 m) UPVC double glazed window, Radiator.



**Outside:**

**Front:** Tarmacadam.

**Rear:** Generally overgrown with established fir tree, Over 60' in length.(right of way access across the garden)

**Parking:** Potential off street parking to the front.

**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 - A £1675.48 (2026/27)

**Directions:** Take Whitegate Drive to Oxford Square, staying left continue over onto Waterloo Road and turn left onto Newhouse Road and finally eighth right into Levine 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.

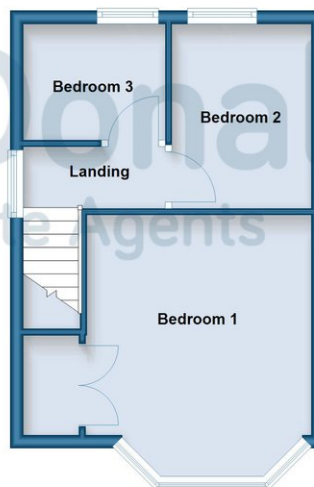
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

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>		73
(55-68)	<b>D</b>	63	
(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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**Levine Avenue**

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