



Flat 2, 45 Sherbourne Road,
Blackpool, FY1 2PJ

Guide Price £35,000

***** ATTENTION INVESTORS & DEVELOPERS - SALE BY AUCTION *****

Offering outstanding development potential, this spacious first and second floor maisonette presents an excellent opportunity to add significant value.

Requiring modernisation throughout, the property provides generous accommodation including THREE bedrooms, TWO bathrooms (one on each floor), a comfortable lounge, and a 16ft+ dining kitchen.

A particularly unusual feature is the two separate private entrances, providing flexibility and character. The rear staircase leads directly to an allocated West-facing garden, enjoying a sunny aspect and creating an attractive outdoor space.

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 £960.00. These services are optional.



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• *** SALE BY AUCTION ***

- THREE bedrooms
- TWO bathrooms
- TWO entrance options
- Dining kitchen OVER 16ft
- Requires modernisation
- Close to SEAFRONT

Ground Floor:

Communal Entrance.

Communal Vestibule/Hall: Private door and staircase to:-

First Floor:

Landing: Split level landing, Staircase to second floor.

Bedroom 1: 12'5" x 9'1" (3.78 m x 2.77 m) UPVC double glazed window, Radiator.

Bedroom 2: 8'5" x 7'0" (2.57 m x 2.13 m) UPVC double glazed window, Radiator.

Lounge: 13'3" x 10'8" (4.04 m x 3.25 m) Fire surround, coved ceiling, UPVC double glazed window, Radiator.

Bathroom: Comprising: Panelled bath with shower attachment and screen, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Radiator.

Dining Kitchen: 16'1" x 6'2" (4.90 m x 1.88 m) Plumbed for washing machine, Built in storage cupboard, UPVC double glazed window, Radiator.

Rear Landing: Staircase down to rear garden.

Second Floor:

Landing: Double glazed skylight window.

Bedroom 3: 13'2" x 9'5" (4.01 m x 2.87 m) Built in wardrobe and display cupboards, UPVC double glazed window, Radiator.

Outside:

Front: Access only.

Rear: Sunnier WEST facing aspect. Allocated but spilt communal use.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; remainder of 99 year lease. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1675.48 (2026/27)

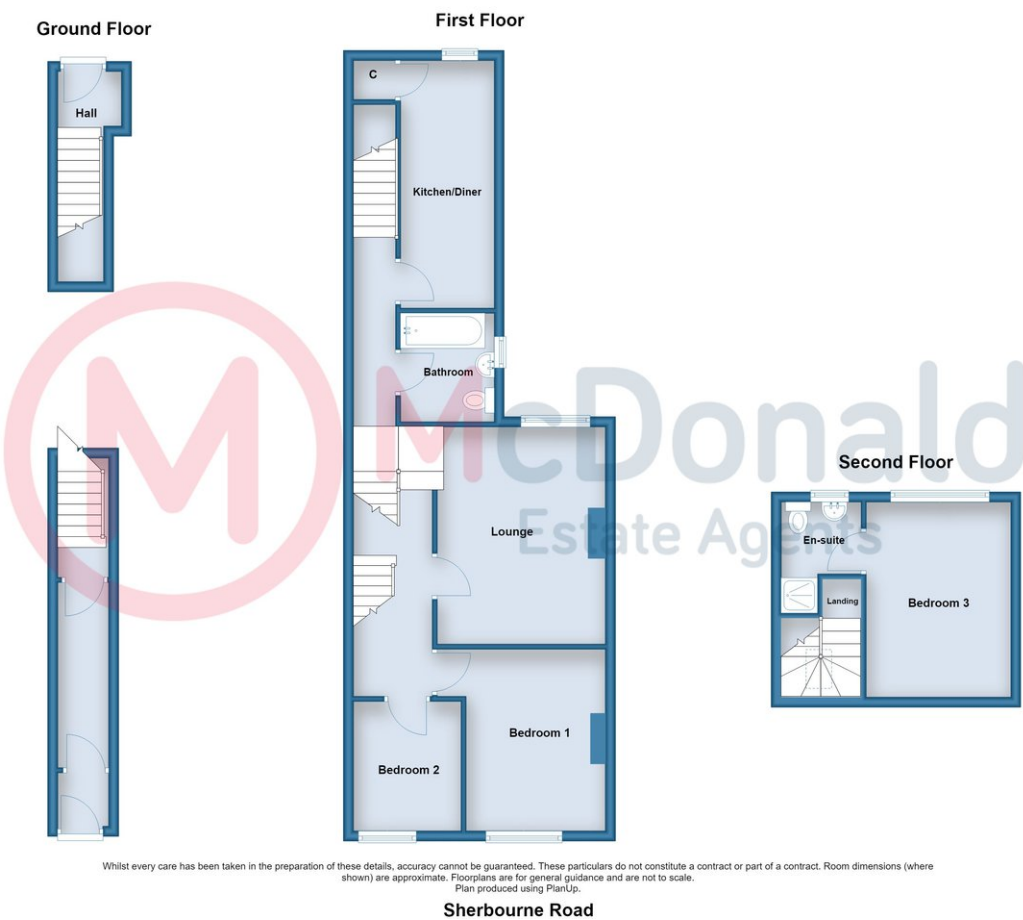


Directions: From Devonshire Square heading north, proceed across the traffic lights into Devonshire Road. Travel through two sets of traffic lights passing under the bridge, take the second turning on the left into Warley Road and Sherbourne Road is the third turning on the left hand side.

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) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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