



## By Auction £100,000

\*BY AUCTION\* \*NO CHAIN\* \*FOUR BEDROOMS\* \*POPULAR LOCATION\* \*IDEAL HOLIDAY HOME OR AIR BNB\* \*WELL PRESENTED\* \*GARDEN\* \*WALK IN ACCOMMODATION\* \*STONES THROW FROM BEACHFRONT/TOWER & TRAIN STATION\*

For sale by modern method of auction via Advanced Property Auction  
Starting bid: £100,000 plus reservation fees.

Townend Estate Agents offer for sale this substantial four bedroom family home. Being well presented throughout, this property provides 'walk in accommodation' for the discerning viewer. Ideal for a holiday home, AirBnB. Just a stones throw from the beachfront, Blackpool Tower and train station. This property comprises briefly: Entrance hallway, lounge with a bay window to the front, a separate spacious dining room with double glazed window to the rear, a ground floor wc and a well appointed modern fitted kitchen with a range of units, work-tops over and a selection of integrated appliances including an oven, hob, extractor fan. To the first floor there is a stylish fitted bathroom with an over-bath shower and heated towel rail and four bedrooms. Paved yard to the rear.

Ask us about....





These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OR FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(29-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			