

## 2 bed terraced house to buy in

Drummond Avenue, Blackpool,  
Lancashire, FY3 8EG

**£60,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Cash Buyers Only
- ✓ Two Reception Rooms
- ✓ Three Piece Bathroom Suite
- ✓ Good Size Fitted Kitchen
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £65000

TWO bedroom, extended, mid terrace family home, situated in a great location, a short distance from Layton Village where amenities include high street shops, restaurants and eateries, medical centre, choice of schools with excellent road and bus links nearby! Offering NO CHAIN DELAY!

This family home offers spacious and versatile living accommodation and briefly comprises entrance porch with UPVC external door and glazed internal door through to the living room, a light, bright room with window to the front elevation, brick built fire place with living flame gas fire. An inner hall has stairs to the first floor landing with door through to the second reception room, a versatile space with walled garden views, cupboard under the stairs and living flame gas fire, door to the kitchen. The fitted kitchen offers a range of wall mounted and base units with integrated dishwasher. Freestanding oven and plumbing for washing machine. External door out to the rear garden. There are two good size bedrooms and a family bathroom to the first floor landing. Externally the enclosed rear garden is easy to maintain with shed and gated access.

EARLY VIEWING IS ESSENTIAL!

With Some Updating This Property Will Make A Great Investment Or First Time Buyers Home!

Call Unique Thornton On Today To Secure Your Viewing!

EPC: E

Council Tax: A

Internal Living Space: 69sqm

Tenure: Freehold, to be confirmed by your legal representative.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £60,000

Property Type: Terraced House

Parking: On Street

Year built: 1960

Construction materials: Brick and block

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         | 86  |
| (69-80) <b>C</b>                                   |         |   |
| (55-68) <b>D</b>                                   |         |   |
| (39-54) <b>E</b>                                   | 43      |   |
| (21-38) <b>F</b>                                   |         |   |
| (1-20) <b>G</b>                                    |         |   |
| <i>Not energy efficient - higher running costs</i> |         |   |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC  |

Drummond Avenue, Blackpool, Lancashire, FY3 8EG

Contact your local branch today for more information on this property:

**X UK, UK, UK, UK, UK, <https://nexuspropertyauctions.com>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

