



27 Westmorland Avenue/48 Grasmere Rd
Blackpool, FY1 5PQ

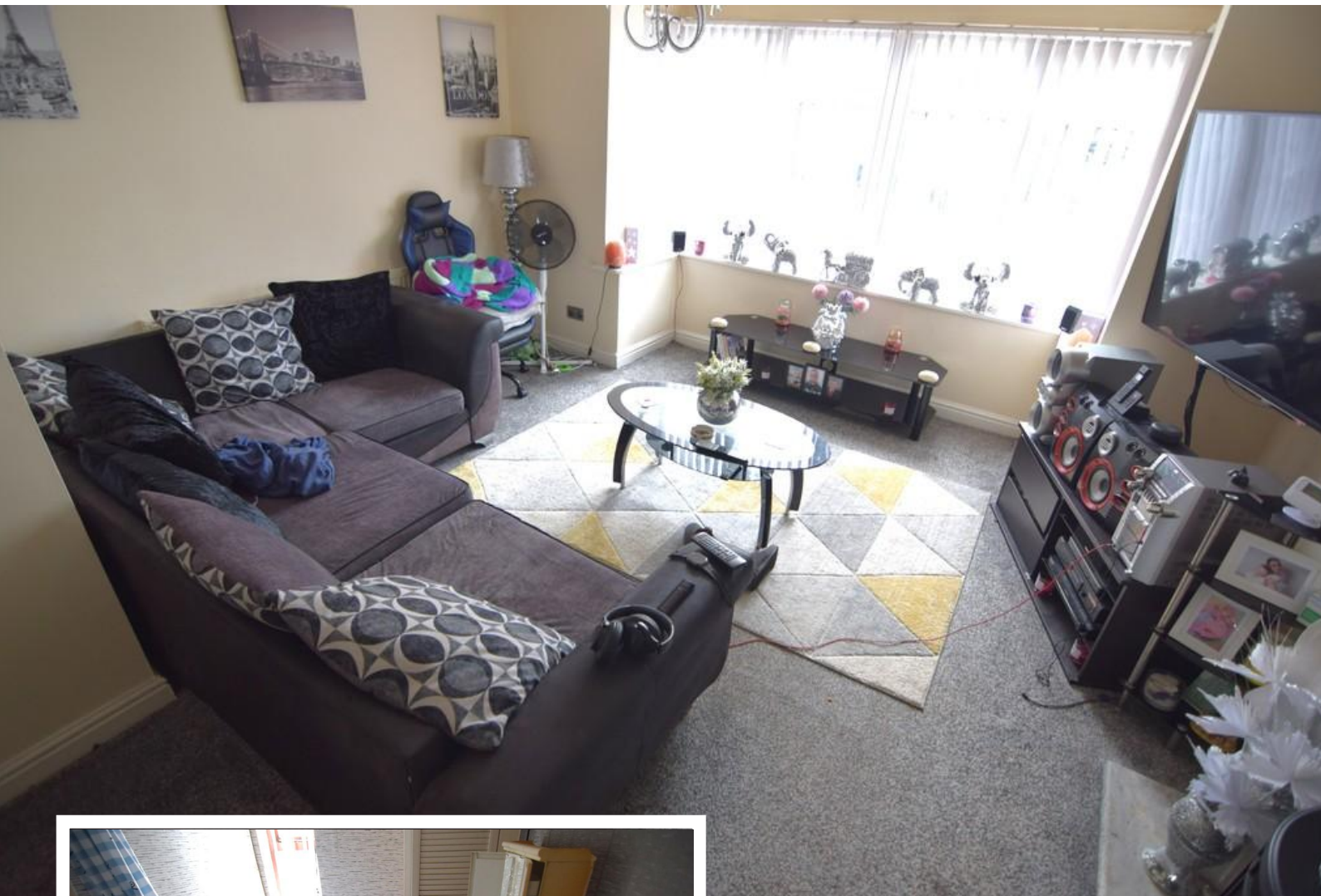
- **Substantial end terraced house**
- **Four x 1 bed self contained apartments**
- **Gas central heating**
- **Partial double glazing**

£155,000

EPC Rating 'TBC'



27 Westmorland Avenue/, 48 Grasmere Road, Blackpool, FY1 5PQ



Property Description

COMMUNAL ENTRANCE HALL

48 Grasmere Road.

Wooden entrance door. Meter cupboard. Stairs to the first floor.

FLAT 1

Ground floor

LOUNGE

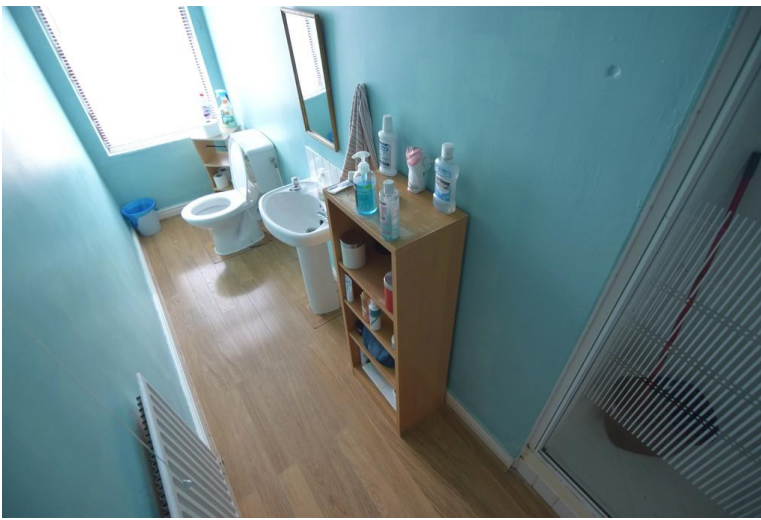
18' x 14' 2" (5.49m x 4.32m) Double glazed bay window to the front elevation. Central heating radiator. Electric fire.

BEDROOM

Single glazed window. Central heating radiator.

KITCHEN

Fitted wall and base units with complimentary work surfaces. Plumbed for an automatic washing machine. Electric hob and oven. Stainless steel sink unit. Central heating radiator. Single glazed window.



BATHROOM

Panelled bath, low flush wc and pedestal wash hand basin. Central heating radiator.

FLAT 2

First floor

INNER HALLWAY

Central heating radiator.

LOUNGE

17' 5" x 11' 8" (5.31m x 3.56m) Double glazed bay window. Central heating radiator.



KITCHEN

11' 8" x 7' 5" (3.56m x 2.26m) Range of fitted wall and base units with complimentary work surfaces. Electric hob and oven. Double glazed window. Stainless steel sink unit. Central heating radiator. Plumbed for an automatic washing machine. Central heating boiler.

BEDROOM

13' 4" x 10' 4" (4.06m x 3.15m) Single glazed window to the front. Central heating radiator.



SHOWER ROOM

Single glazed window. Low flush wc, pedestal wash hand basin and shower cubicle.

FLAT 3

First floor

INNER HALLWAY

Central heating radiator.

LOUNGE

12' 9" x 11' 9" (3.89m x 3.58m) Single glazed window. Central heating radiator.



KITCHEN

8' 3" x 7' 6" (2.51m x 2.29m) Fitted wall and base units with complimentary work surfaces. Electric hob and oven. Stainless steel sink unit. Single glazed window. Plumbed for an automatic washing machine. Central heating boiler.

SHOWER ROOM

Shower cubicle, pedestal wash hand basin and low flush wc.



27 WESTMORLAND

Ground floor flat

LOUNGE

13' 6" x 11' 5" (4.11m x 3.48m) Single glazed window. Central heating radiator.

KITCHEN

Fitted wall and base units. Stainless steel sink unit. Plumbed for an automatic washing machine. Central heating radiator.

BEDROOM

13' 5" x 9' 1" (4.09m x 2.77m) Single glazed window. Central heating radiator.

BATHROOM

Panelled bath with shower over, pedestal wash hand basin and low flush wc. Single glazed window. Central heating radiator. Cupboard housing central heating boiler.

EXTERNAL

Enclosed communal garden area to the front and side of the building. Large enclosed storage space to the side of the building which could be used for off road parking



Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as The Auctioneer This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty. Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

21 Counce Street
Blackpool
Lancashire
FY1 3LA

www.moveholmes.co.uk
01253 928200
enquiries@moveholmes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements