



## 98 Saville Road

Blackpool, FY1 6JT

- **Large semi detached house**
- **Formally arranged as a 5 bed HMO**
- **Potential income circa £30,000 pa**
- **UPVC double glazed, Gas central heated**

**Guide Price:**

**£110,000**

EPC Rating 'TBC'





## Property Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000. Deceptively spacious semi detached house formally arranged as a 5 bedroom HMO with a potential income of circa £30,000 per annum. The property is in need of modernisation but does offer fantastic potential for further development. The accommodation briefly comprises entrance hall, 2 reception rooms/bedrooms, ground floor shower room, kitchen, access to large basement (potential for conversion), four bedrooms to the first floor and a modern shower room. The property also offers UPVC double glazing and gas central heating. Off street parking to the front and enclosed yard area to the rear with side access. EPC: TBC. Tenure: Freehold. Council tax band: C

### ENTRANCE PORCH

UPVC entrance door and side window. Meter cupboard.





#### ENTRANCE HALL

Stairs leading to the first floor accommodation.  
Access to large basement. Central heating radiator.

#### LOUNGE

17' 1" x 13' 0" (5.21m x 3.96m) (into bay) Double glazed bay window to the front. Central heating radiator. Gas fire.

#### DINING ROOM/GROUND FLOOR BEDROOM

14' 3" x 13' 2" (4.34m x 4.01m) Double glazed window to rear. Central heating radiator. Pedestal wash hand basin.



#### GROUND FLOOR SHOWER ROOM

Low flush wc. Pedestal wash hand basin. Shower base. Double glazed window. Two storage cupboards.

#### KITCHEN

12' 4" x 11' 7" (3.76m x 3.53m) Fitted wall and base units. Stainless steel sink unit. Double glazed window. UPVC door leading out to the rear garden.

#### STAIRS AND LANDING

#### BEDROOM ONE

17' 5" x 11' 8" (5.31m x 3.56m) (into bay) Double glazed bay window to front. Central heating radiator. Pedestal wash hand basin.

#### BEDROOM TWO

13' 8" x 13' 1" (4.17m x 3.99m) Double glazed window to the rear. Central heating radiator. Pedestal wash hand basin. Wall mounted central heating boiler.

#### BEDROOM THREE

11' 9" x 12' 5" (3.58m x 3.78m) Double glazed window to the rear. Central heating radiator. Pedestal wash hand basin.



#### BEDROOM FOUR

10' 9" x 7' 4" (3.28m x 2.24m) Double glazed window to the front. Central heating radiator. Pedestal wash hand basin.

#### SHOWER ROOM

9' 2" x 6' 2" (2.79m x 1.88m) Modern shower room comprising shower cubicle, low flush wc and pedestal wash hand basin. Double glazed obscure window. Complimentary fully tiled walls. Anti slip tiled flooring. Towel radiator. Spotlights.





#### EXTERNAL

Off road parking to the front. Access to the side via gate. Enclosed garden area to rear with raised patio area.



#### Auctioneers Additional Comments

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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.

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