



43 All Hallows Road, Bispham,
Blackpool, FY2 0AS

Guide Price £99,000

**** AUCTION AUCTION AUCTION - CASH BUYERS ONLY ****

A slice of Bispham history forming part of Stanley Villas, this Double Front Semi requires re-furbishment but offers grand levels of space with 4-5 Bedrooms, and a quirky layout. Such a convenient spot, with the Village on the doorstep, the property is also sold with **NO ONWARD CHAIN.**

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 theAuctioneer (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.

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- Lounge
- Kitchen
- 4/5 Bedrooms
- Two Bath/Shower rooms
- Off street Parking
- Courtyard to rear
- Fabulous potential

Vestibule: UPVC double glazed door.

Hall: Radiator.

Lounge: 15'4" x 13'0" (4.67 m x 3.96 m) Fireplace, Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator. Arch to:-

Kitchen: 13'2" x 11'3" (4.01 m x 3.43 m) UPVC double glazed window and door.

Dining Room/Bedroom 5: 17'0" x 15'1" (5.18 m x 4.60 m) Built in cupboard, UPVC double glazed bay window, Radiator.

Shower Room: 'Wet room' style comprising; Shower area, Low flush WC, Wash basin, UPVC double glazed window, Radiator.

First Floor:

Landing: Radiator.

Bedroom 1: 13'5" x 11'11" (4.09 m x 3.63 m) Radiator.

Bedroom 2: 12'3" x 9'10" (3.73 m x 3.00 m) Radiator.

Bedroom 3: 17'0" x 12'3" (5.18 m x 3.73 m) Radiator.

Bedroom 4: 9'1" x 7'0" (2.77 m x 2.13 m)

Bathroom: () Comprising; Panelled bath, Pedestal wash basin, Low flush WC, Radiator.

Outside:

Front: Forecourt garden with hedgerow.

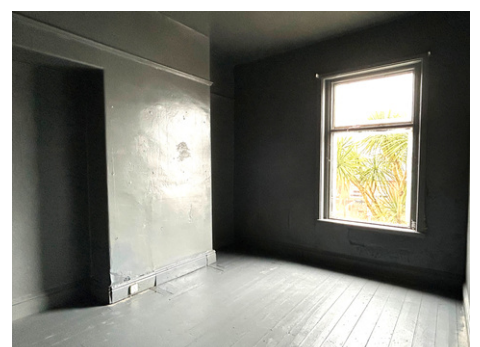
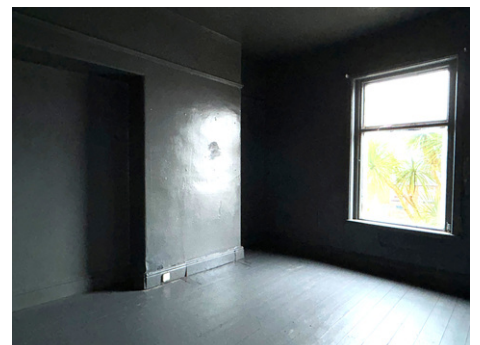
Rear: Concrete courtyard to the rear with brick built outbuilding.

Heating: Gas central heating (NOT TESTED).

Parking: Off street parking to the front.

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £2233.97 (2026/27)

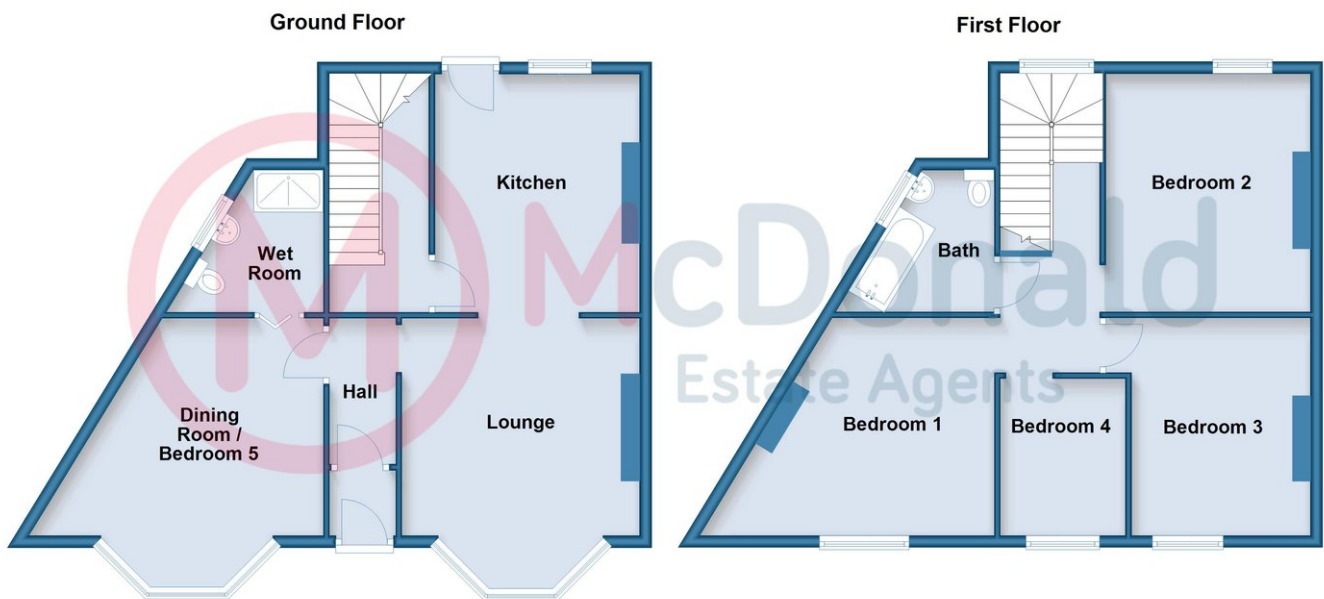


Directions: From office in Red Bank Road travel inland along Red Bank Road and continue straight across at the roundabout into Bispham village. Turn left at the mini roundabout into All Hallows Road.

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		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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All Hallows Road

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