



**Squires Gate Lane, Blackpool, FY4**

£50,000 In Excess of



# Property Description

This two bedroom flat is located in the FY4 area, close to many shops and retail facilities. Close to Highfield Leadership Academy and other schools in the local area. This flat consists of an open plan kitchen into a spacious lounge, two double bedrooms and a modern style bathroom.

For Sale by Modern Method of Auction

## Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as

part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything

you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation



Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

#### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

#Subject to Reserve Price

#Sold by Modern Auction (T&Cs apply)

#Buyer Fees Apply

EPC Rating: D

# Rooms

## Living Area

12' 6" x 14' 1" (3.82m x 4.28m)

## Kitchen

9' 3" x 8' 4" (2.82m x 2.55m)

## Bathroom

7' 7" x 6' 11" (2.31m x 2.1m)

## Bedroom

14' 1" x 10' 4" (4.3m x 3.15m)

## Bedroom

9' 3" x 10' 3" (2.81m x 3.12m)

# External Areas

## Garage

Single Garage

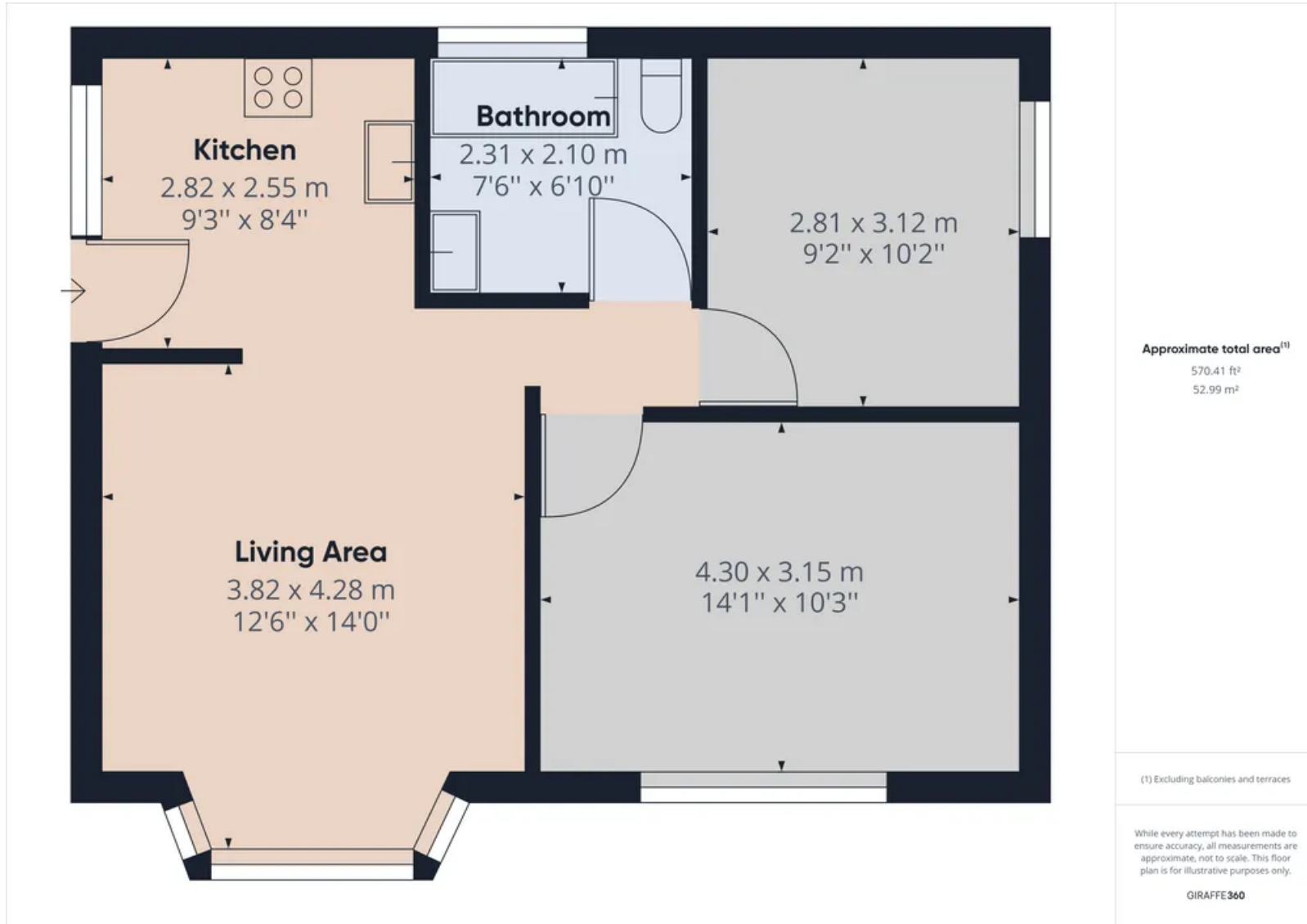








# All





## **Stephen Tew Estate Agents**

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