



Baldwin Grove | Blackpool | FY1 6QF

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TO BE SOLD BY ONLINE AUCTION ON 11TH SEPTEMBER 2024 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

7 Baldwin Grove, Blackpool, FY1 6QF.

Terraced hall, lounge, dining kitchen, three bedrooms and bathroom. Rear garden. Gas central heating and double glazing. Vacant possession. Ideally located in a well-established part of Blackpool close to all local amenities including accredited shops, parks, supermarkets, parks, bars/restaurants and offers easy access into the centre and to the M55 motorway.

**** VIRTUAL VIEWING AVAILABLE ****

Additional Information

Here are a handful of similar properties taken from Land Registry which have sold close by:

218, Waterloo Road, FY4 3AD sold on 27/03/2024 for £146,000 Terraced 3 beds 0.39 mi

31 Baldwin Grove FY1 6QF sold on 24/07/2023 for £150,000 Terraced 3 beds

5, Mirfield Grove, FY4 3DN sold on 21/03/2024 for £150,000 Terraced 3 beds 0.40 mi

Ideally located in a well-established part of Blackpool close to all local amenities including accredited shops parks, supermarkets, parks, bars/restaurants and offers easy access into the centre and to the M55 motorway. The property is also within close proximity to accredited primary and secondary schools along with being a relatively short drive from Stanley Park and Blackpool Victoria Hospital. EPC rating C. Property rental values in the area are in the region of £800 to £900 per month.

Auction consultant dealing with this property

Freya Bashir

In order to bid at our online auction

You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

Important notice

Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email auction@edwardmellor.co.uk



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

7, Baldwin Grove, FY1 6QF



Total Area: 83.2 m² ... 896 ft²

All measurements are approximate and for display purposes only

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Important Information

- Council Tax Band: A
- Tenure:Freehold

EPC Rating

Mellor House, 65-81 St Petersgate, SK1 1DS
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