



Livingstone Road | Blackpool | FY1 4BZ

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Starting Bid £50,000

TO BE SOLD BY ONLINE AUCTION ON 11TH JUNE 2025 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

20 Livingstone Road, Blackpool, FY1 4BZ.

Freehold terraced building in need of complete refurbishment but offering endless opportunities including a potential HMO. Not inspected by Edward Mellor but reported to have spacious rooms over several floors. It is understood that at some point the house was in three flats. Rear yard and on street permit parking. Vacant possession. The property is situated on a residential road just off Palatine Road, accessed off Central Drive. A range of shopping facilities can be found nearby on Highfield Road, Lytham Road and Whitegate Drive.

#### Additional Information

Here are some similar properties taken from Land Registry which have sold close by:

14, Lincoln Road, FY1 4HB sold on 19/12/2024 for £150,000 Terraced 0.35 mi

15, Hornby Road, FY1 4QG sold on 09/12/2024 for £120,500 Terraced 0.15 mi

Recreational amenities at Blackpool Pleasure Beach, Stanley Park and Blackpool seafront are all easily accessible. Public transport links are provided by both Blackpool North and Blackpool South train stations and road links are via the A583 towards the M55. EPC rating G. Sold as seen.

#### Auction consultant dealing with this property

Seth Barlow

#### 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](http://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](mailto:auction@edwardmellor.co.uk)

## IMPORTANT INFORMATION

- Council Tax Band: A
- Tenure:Freehold

New instruction.

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*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*



### Auction Office

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