

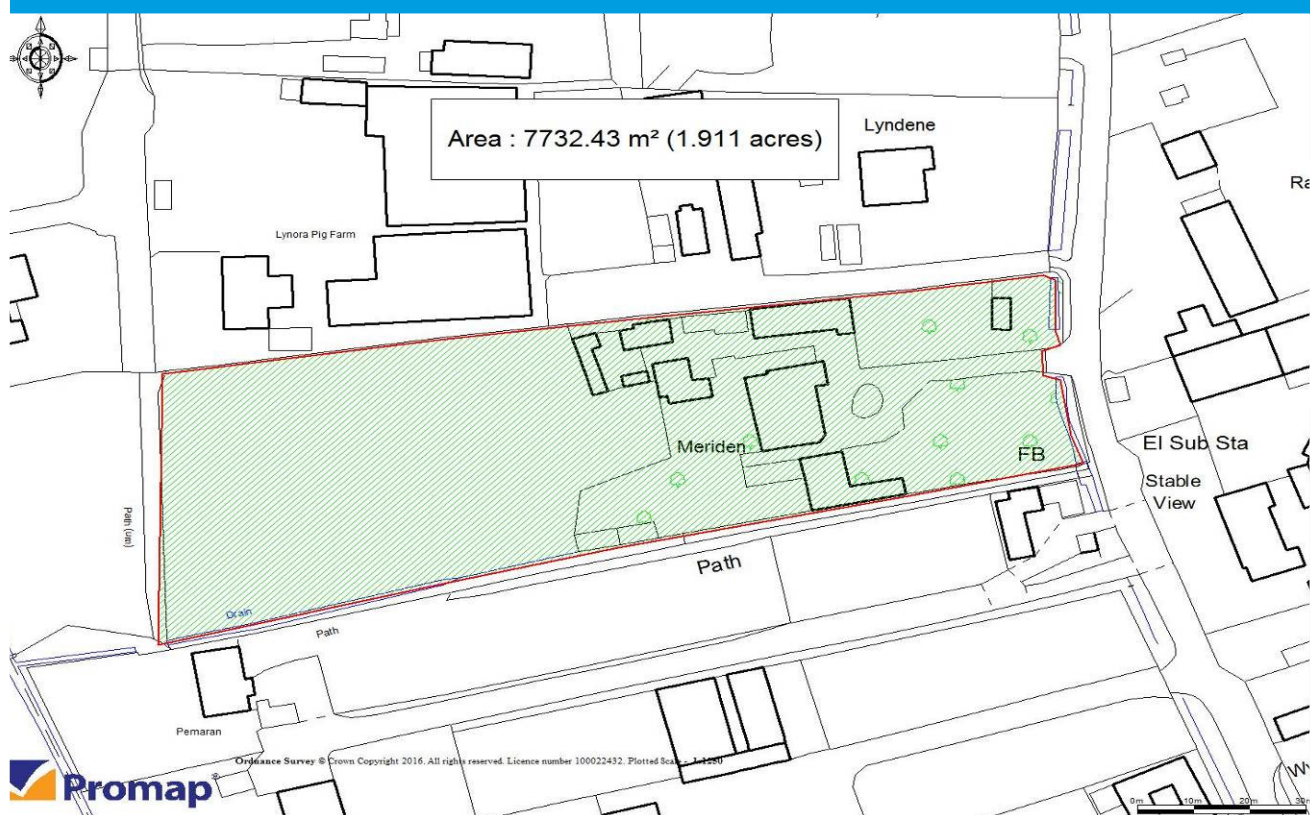
# FOR SALE

RESIDENTIAL PROPERTY AND LAND  
(PROPERTY KNOWN AS MERIDEN)  
BAMBERS LANE  
BLACKPOOL  
FY4 5LQ

- PLOT AREA: 1.9 ACRES APPROX.
- DETACHED DORMER BUNGALOW WITH FOUR/FIVE BEDROOMS, TWO LOUNGES, KITCHEN AND CONSERVATORY

**GUIDE PRICE: OFFERS OVER £220,000**

**BEST AND FINAL OFFERS BY 5PM FRIDAY 30<sup>TH</sup> June 2017**



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# BAMBERS LANE BLACKPOOL

## Location

This residential property set in 1.9 acres of land is located on Bambers Lane. Bambers Lane is accessed off School Road which is in turn accessed off the fiveways roundabout at Cropper Road/Lytham St Annes Way/Whitehill Road.

School Road is a main arterial route that also connects at a crossroads to Midgeland Road, also connecting onto the main arterial route of Common Edge Road/Queensway (B5261).

Turn onto Bambers Lane off School Road, proceed down where the property and land can be found on the left hand side.

## Description

A detached dormer bungalow dating from circa 1950's.

The property stands in land that measures approx. 1.9 acres. The land consists of various outbuildings, the principal ones being a range of three loose boxes and tack room. A range of former poultry sheds/aviaries. Three garages together with a workshop. The outbuildings are in varying degrees of deterioration.

The property has a septic tank drainage system. It has an LPG tank which serves the central heating system.

Internal viewing is required and available by prior appointment.

Agent notes: certain parts of the property are in disrepair and all visitors should take care on visits to the land and property. The kitchen floor is also in poor condition and care should be taken by all visitors.

## Accommodation

### GROUND FLOOR

Entrance hall: 13.8 sq m  
Lounge: 15.4 sq m  
Rear Lounge: 32 sq m  
Bedroom with adjoining wet room: 18 sq m  
Bedroom: 10 sq m  
Bedroom: 13 sq m  
Bedroom: 15.8 sq m  
Kitchen: 13.8 sq m  
Conservatory: 22.9 sq m  
Bathroom: 6.5 sq m  
Office: 7.9 sq m  
WC

### SINGLE STOREY ANNEX

Bedroom: 8.8 sq m  
Lounge: 11.3 sq m  
Kitchen: 13.2 sq m  
Bathroom & WC: 7.4 sq m.

Agents Notes: the above details are approximate. All parties should inspect the property themselves to confirm the accommodation available and not rely solely on the marketing details.

## Services

Electricity: main supply  
Gas: not applicable  
Water: rising main  
Drainage: Septic tank system  
Heating: LPG

Please note that no testing of services has been undertaken by the agent and the above information has been provided to the agent and interested parties should make their own enquiries to ensure it is correct.





# BAMBERS LANE BLACKPOOL

## Council Tax

To be confirmed

## EPC

EPC rating: to be confirmed

## Viewing/Offer procedure

Strictly via prior appointment through our office on 01253 316 919.

Best and final offers to be received by 5pm on Friday 30<sup>th</sup> June 2017

All offers to be sent via email to [andy@durburyscommercial.co.uk](mailto:andy@durburyscommercial.co.uk) all offers must be supported by either proof of funding or a mortgage agreement in principle and the offer should also contain any terms or conditions surrounding the offer and also a timeframe to completion .

### Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Durburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts.

