



Whitehill Road, Blackpool, FY4 5LA

Offers Over £525,000







Whitehill Road, Blackpool, FY4 5LA

Offers Over £525,000



7 Bedrooms



7 Bathrooms

-
- Sizeable 7 bedroom home with annex
 - Commercial garaging at the rear extending to 2528 sq ft (234 sq m) or thereabouts
 - Planning potential
 - Exceptional flexibility with potential for a variety of lifestyle and commercial requirements
 - Good access to the main road and motorway network
 - We reserve the right to go to 'Best and Final' offers.



A superb opportunity to acquire a sizeable and versatile property offering extensive family accommodation, including annex accommodation with its own entrance, and valuable commercial garaging facilities to the rear, with flexibility for alternative uses subject to gaining any necessary consents. Combining generous living space with outstanding flexibility, this unique residence is perfectly suited to multi-generational living, home business requirements, or those seeking a property with income potential.

The property is entered through the front door into a porch and then into the spacious entrance hall. This room has a staircase to the first floor and doors to the WC, lounge and dining kitchen. The lounge is positioned at the front of the house and has views to the front grounds. The sunroom has patio doors to the side and views to the rear ensuring a lovely bright space. The spacious dining kitchen includes a range of kitchen units and integrated appliances include hob, extractor, oven and microwave (client to confirm) there is also a point for a dishwasher. The utility room has a point for a fridge and include a range of units, a 1.5 sink and drainer along with a part glazed door to the rear.



A 2 bedroom annex is accessed through its own private, external entrance and can also be accessed through the utility room. There is a spacious lounge with patio doors to the rear and a door to the main bedroom which also has a window to the front, double doors open to the large bathroom which has a spa style bath, shower, wash basin and WC. A further bedroom has views to the rear and a shower ensuite. The annex kitchen includes a range of units, sink and drainer, point for a washer. Integrated appliances include a hob with extractor and over. Access to the loft can be taken from here.



Property



Property



Annex



Annex



The staircase rises to the first floor where the landing has views to the front. There are 4 bedrooms in this space. One was previously used as a recording studio. 2 of the bedrooms have bath and shower ensuites. The other 2 bedrooms are served by the shower room on the second floor.

The second floor has 3 further bedrooms, but are of lower ceiling height. Two of these bedrooms are ensuite and the family shower room is found here.





A separate driveway is provided to the rear of the property leading to a significant commercial garaging facility, offering extensive storage and workspace suitable for a variety of business or personal uses (subject to gaining any necessary consents). This plot is under a separate title.

Whether utilised for vehicle storage, workshops, trade operations or specialist hobbies, this valuable addition greatly enhances the property's versatility. Building one is a large garage with fibre cement roof and a concertina door to the front. The second building offers further generous storage and is equally versatile, lending itself to a wide range of potential uses. The choice is yours.





General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system.

Parking allocated and number of spaces : There is off street parking for multiple vehicles via the driveway, side and rear of the property within the garaging.

Construction Type : Brick built, tiled roof.

Building Safety: N/A

Restrictive Covenants : N/A

Listed building : N/A

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

Accessibility adaption information : N/A

Title / access : The property is under two titles. There is also two accesses to the property.

Coal field / mining area : Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Openreach available in the area

Mobile signal: EE, Three, Vodafone and O2 available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.org.uk>

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Amitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Fylde Borough Council **Council Tax:** Band G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah Towers. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : [///shins.studs.funds](#)

Money Laundering Regulations Compliance: please bear in mind, that Amitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

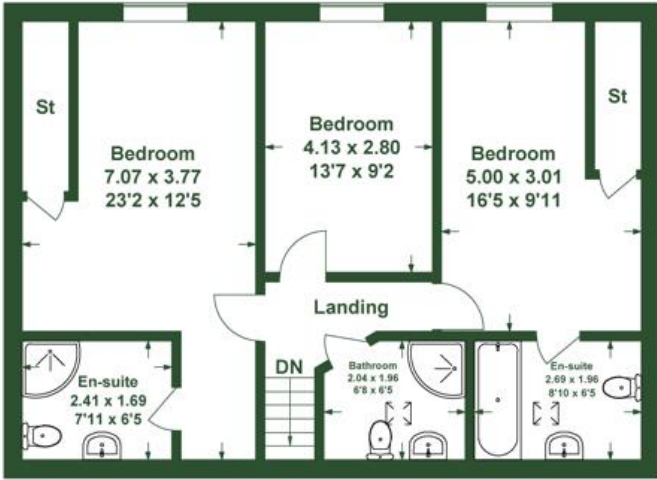


Approximate Gross Internal Area : 369.62 sq m / 3979 sq ft
Garage : 234.89 sq m / 2528 sq ft
Total : 604.51 sq m / 6507 sq ft

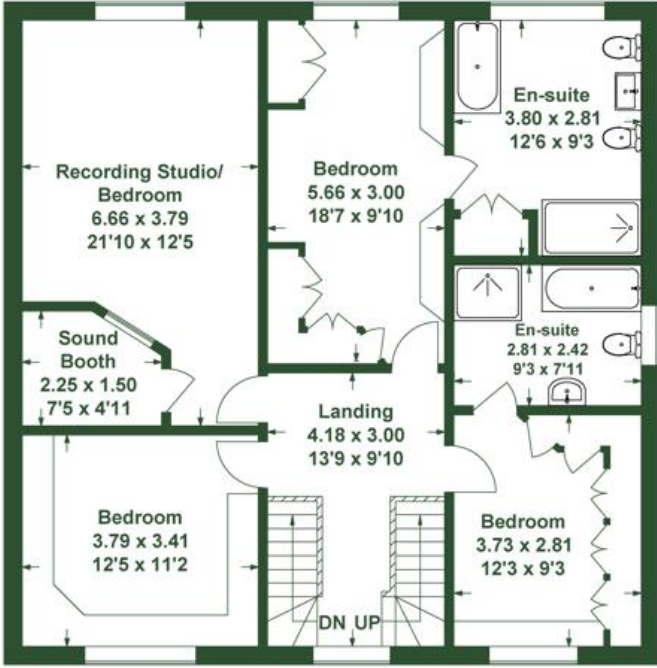
This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



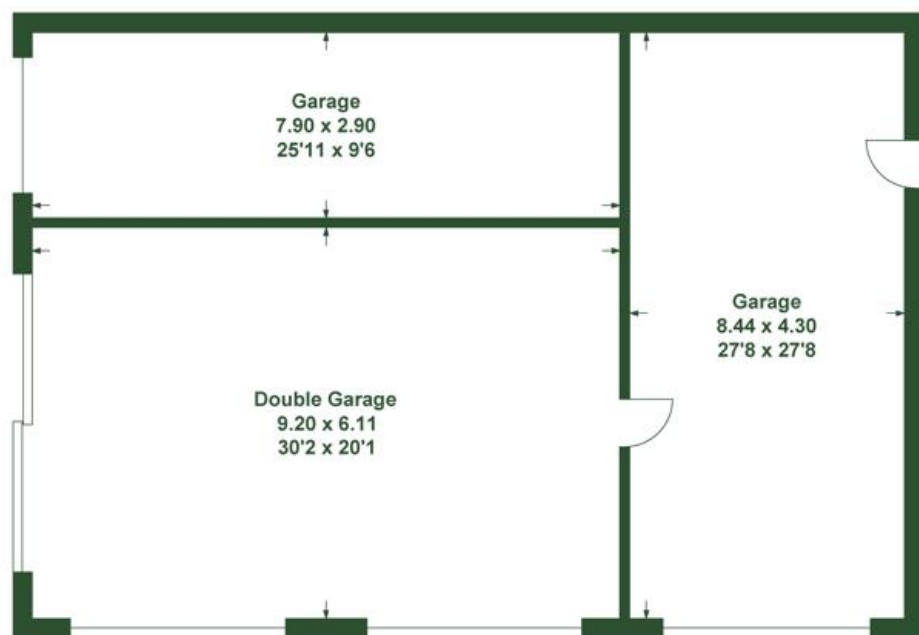
Ground Floor



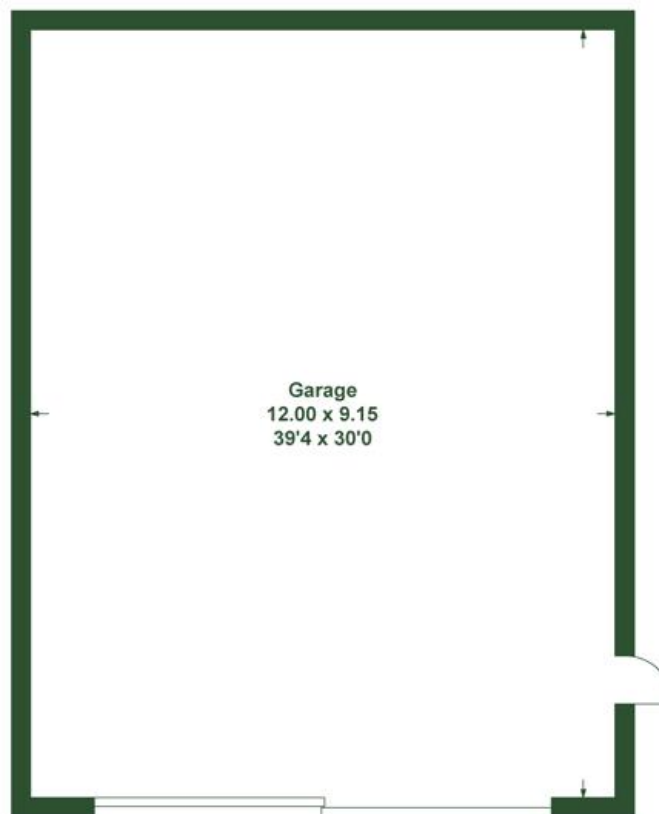
Second Floor



First Floor



Garage



Garage

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	66 D
39-54	E		
21-38	F		
1-20	G		



North Lancashire

Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155



Abarnett.co.uk

Stay in the loop!

