

**1 Stamford Ave
Blackpool**

REF: 0RF838K

- * **Empty Retail Unit/Craft Shop & 3 Bed House**
- * **South Shore, Blackpool**
- * **Prominent Corner Position**
- * **Suitable for a Number of Uses**
- * **In Good Order Throughout**
- * **Retirement Sale**
- * **Priced to Sell**
- * **Viewing Recommended**



DESCRIPTION: * FOR SALE BY AUCTION ***** On behalf of Pattinsons Auctions, Kenricks are pleased to offer this empty retail /craft shop and 3 Bed House for Sale.

The premises are situated in the popular residential location of Stamford Ave in South Shore, Blackpool

The property has previously traded as a craft shop but could be used for a number of different uses including converting back into a dwelling subject to planning permission.

Ground Floor

Main Shop (approx. 210sq. ft.) with suspended ceiling, servery counter, display cabinet fitted shelving and display units and stands.

Private Accommodation (approx. 338 sq. ft.)

Fabulous open plan lounge leading through to Kitchen diner with concealed lighting

First floor

Master Bedroom (approx. 137 sq. ft.)

Bedroom 2 (approx. 166 sq. ft.)

Bedroom 3 (approx. 81 sq. ft.)

Shower and Toilet

Exterior

Paved area to the rear with outbuilding housing toilet and storage area.

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AGENTS NOTES: The property is central heated and is double glazed.
Sale subject to the fees, terms and conditions of Pattinsons Auctions.

TENURE: Freehold

STARTING BID: £80,000

VIEWING: By appointment through Kenricks

