

**130 Adelaide Street,
Blackpool**

REF: INV424L

- * **Investment Property arranged as 2 Self-Contained Flats**
- * **Central Blackpool**
- * **Close to Town Centre, Entertainments & Amenities**
- * **In Lovely Order Throughout**
- * **Offered with Vacant Possession**
- * **Priced to Sell**
- * **Car Parking for 4 Motor Vehicles**
- * **Viewing Recommended**

DESCRIPTION: Kenricks are pleased to offer this property which is currently arranged as 2 Self-Contained Flats for sale.

This deceptively spacious 2 storey Terraced property is situated in the heart of Blackpool's vibrant Town Centre being close to Entertainments & Amenities.

Ground Floor

Main Entrance leading to:
Hallway.

Flat 1

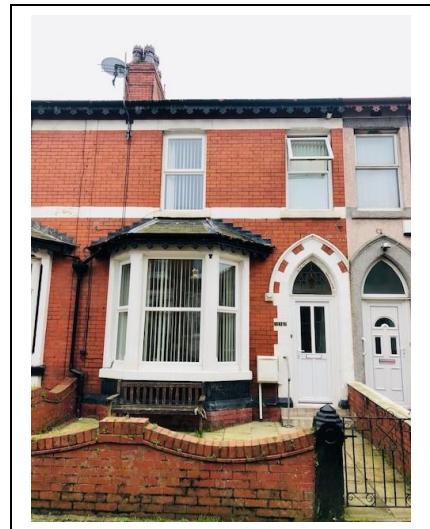
Lounge with large bay window.
Master Bedroom.
Fitted Kitchen/Dining Room.
Utility Area.
Shower and Toilet.

Flat 2

Internal Staircase leading to:

First Floor

Open plan Lounge with Fitted Kitchen and breakfast bar.
Master Bedroom.
Double Bedroom.
Bathroom comprising 3 piece suite with shower over bath.



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EXTERIOR: Paved garden area to the front. Car park to the rear.

AGENTS NOTES: Both flats have their own independent gas central heating. Electricity and water is shared between the 2 flats.

BUSINESS: The flats are occupied by the Vendors and are offered with Vacant Possession. If Let Flat 1 could draw £100 per week and Flat 2 £120 per week. Total income £11,440 per annum.

TENURE: Freehold.

PRICE: £102,000

VIEWING: By appointment through Kenricks 01253 420420.

