

**Hawthorn House,
10 Bairstow Street, Blackpool
& 12 Bairstow Street, Blackpool**

REF: 00H518L

- * **10 Bed Licensed Guest House – All En-Suite plus 5 Bedroom Residential House**
- * **Central Blackpool**
- * **Close to Promenade, Entertainments & Amenities**
- * **Both Properties in Superb Order Throughout**
- * **Priced to Sell**
- * **Perfect Home with an Income**
- * **Viewing Recommended**

DESCRIPTION: Kenricks are delighted to offer this 10 Bedroom Licensed Guest House with an adjoining 5 bedroom beautifully appointed period house for sale.

The properties are situated in a popular trading location of Bairstow Street in Central Blackpool being close to Promenade and Entertainments.

Both the Hotel and the House have been maintained to an exceptional standard throughout and need to be viewed to be fully appreciated.

Hawthorn House

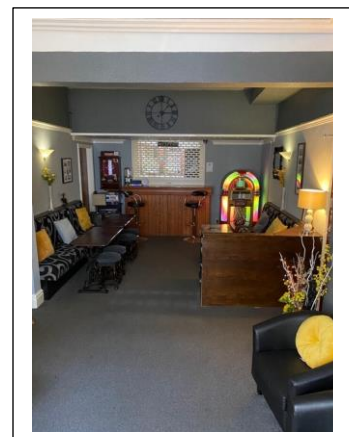
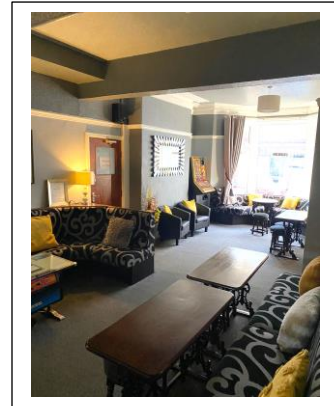
Main Entrance leading to Hallway:
Stylish and contemporary open plan Bar Lounge with fitted bar.
Kitchen.

Lower Ground Floor

Cellar Area.

First Floor

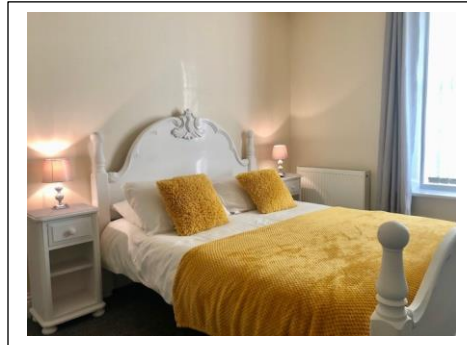
2 Family Bedrooms – both En-Suite.
2 Double Bedrooms – both En-Suite.
1 Twin Bedroom – En-Suite.
Storeroom.
Toilet.



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Second Floor

2 Family Bedrooms – both En-Suite.
3 Double Bedrooms – All En-Suite.



12 Bairstow Street

Lower Ground Floor

Cellar Area.

Ground Floor

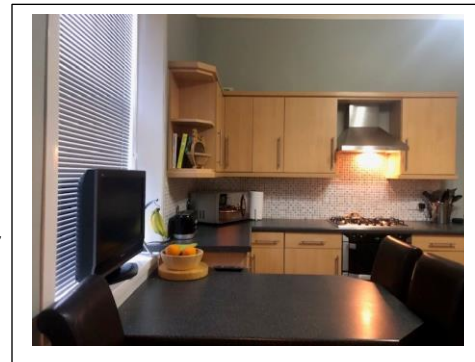
Main Entrance leading to Hallway with wood effect flooring.

A beautiful period open plan Lounge and Dining Room.

Toilet.

Fitted Kitchen comprising wall and base units and breakfast bar.

Utility Room.



First Floor

Master Bedroom with built-in wardrobe.

Bathroom comprising jacuzzi bath, shower and toilet.

Double Bedroom.

Second Floor

3 Double Bedrooms – 1 En-Suite.

Shower and Toilet.

Third Floor

Attic Room.

EXTERIOR: Feature Greek style courtyard to the rear

AGENTS NOTES: The properties are double glazed and have central heating. All letting bedrooms have TV's and room refreshments.

BUSINESS: Trading Accounts for the year end 31st March 2019 show a turnover of £35,501.

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TENURE: Freehold.

PRICE: £275,000

VIEWING: By appointment through Kenricks 01253 420420.

