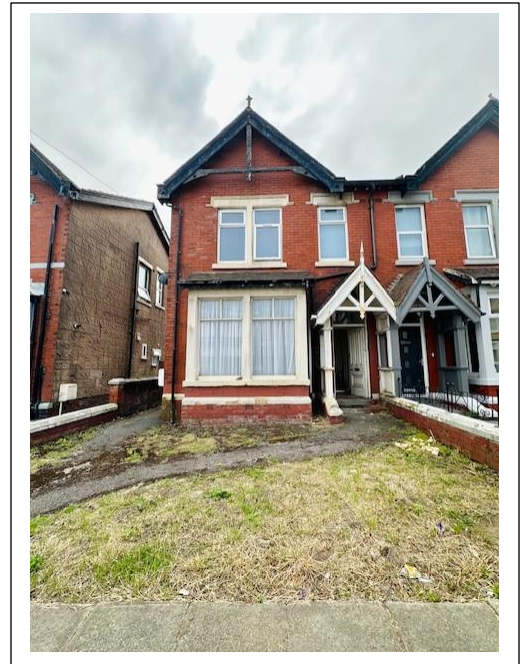


**158 Reads Avenue
Blackpool**

REF: INV413M

- * **Investment Property Comprising 2 x 1 Bedroom Flats**
- * **Blackpool, Lancashire**
- * **Desirable Residential Location**
- * **Close to Stanley Park & Shops & Amenities**
- * **Substantial Semi-Detached Property**
- * **In Need of Refurbishment / Rental Uplift**
- * **Tremendous Potential**
- * **Priced to Sell**
- * **Viewing Recommended**



DESCRIPTION: **FOR SALE BY AUCTION** On behalf of Pattinson Auctions, Kenricks are pleased to offer this Investment Property comprising of 2 x 1-Bedroom Flats for Sale.

The flats are situated in the desirable residential location of Reads Avenue, Blackpool, being close to Stanley Park, shops & amenities.

The flats are in need of modernisation and will require a rental uplift to increase the income.

Viewing recommended.

REF: INV413M

Ground Floor

Communal Entrance with Vestibule.
Hallway.

Flat 1

Lounge with fireplace.
Double Bedroom – En-Suite comprising shower and sink.
Hallway.
Kitchen with wall and base units and ceramic tiled floor.

First Floor

Flat 2

Hallway.
Lounge / Dining Room.
Double Bedroom.
Kitchen with wall and base units, free standing cooker and vinyl flooring.
Bathroom with 3-piece suite comprising of bath with shower above, sink and toilet, UPVC cladded walls and vinyl flooring.



EXTERIOR: Enclosed yard to rear with shed. Paved area to the front.

AGENTS NOTES: The majority of the property is double glazed and has gas central heating with separate Combi Boilers for each flat. Each flat has their own electricity supply. L2 Fire System installed.
Sale subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: We are informed that Flat 2 is currently let for £85 per week. Flat 1 which is currently vacant has also previously been let for £85 per week.

TENURE: Freehold.

STARTING BID: £120,000

VIEWING: By appointment through Kenricks 01253 420420

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