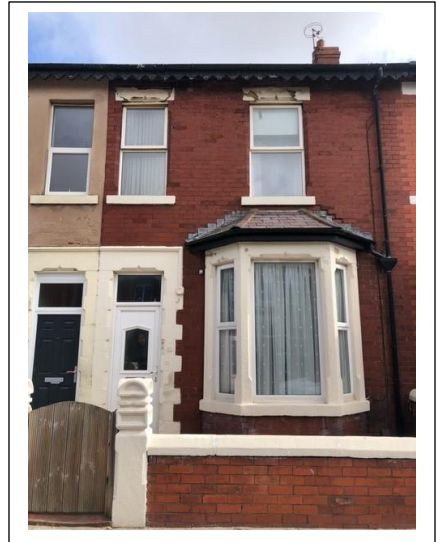


**49 Exchange Street
Blackpool**

REF: INV437M

- * **Investment Property**
- * **Comprising 3 Bedroom Mid Terraced House**
- * **Central Blackpool**
- * **Close to Train Station Shops & Amenities**
- * **Priced to Sell**
- * **Ideal Investment Property**
- * **Currently Vacant**
- * **Excellent Potential**
- * **Viewing Recommended**



DESCRIPTION: **FOR SALE BY AUCTION** On Behalf of Pattinson Auctions Kenricks are pleased to offer this 3 Bedroom Mid Terraced Residential Property for sale.

The substantial house is situated in the residential location of Exchange Street in Central Blackpool, being close to the train station, shops and amenities.

The house is an ex rental property and is in need of some renovation, ideal investment opportunity or first-time buyers' property.

The property is currently vacant but when renovated could be let at a rent of £950 per calendar month.

Viewing Recommended.

REF: INV437M

Ground Floor

Vestibule

Entrance Hall leading to:

Lounge (approx. 15' 3" x 12' 2") with laminate flooring.

Dining Room (approx. 14' 8" x 10' 7")

Kitchen (approx. 13' 8" x 10' 0") fitted with a range of wall and base units and cooker.

Utility Room (approx. 11' 2" x 10' 4")

Toilet

First Floor

Landing

Bedroom 1 (approx. 12' 8" x 8' 9")

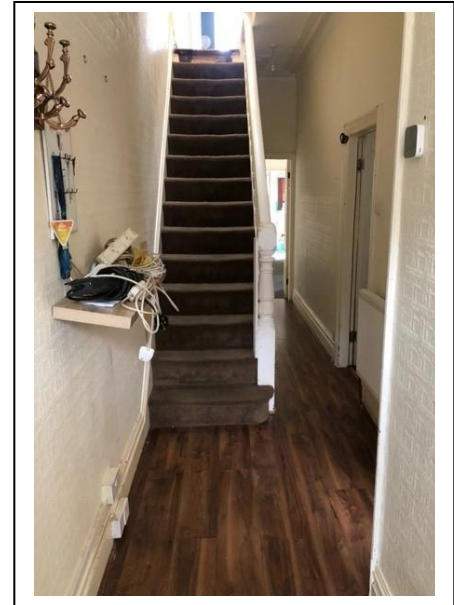
Bedroom 2 (approx. 15' 0" x 10' 7")

Bedroom 3 (approx. 9' 6" x 7' 0")

Toilet

Bathroom (approx. 13' 3" x 7' 0") comprising double walk-in shower, vanity sink unit and vinyl flooring.

EXTERIOR: Small paved garden area to the front.
Enclosed yard to the rear. On street permit parking.



AGENTS NOTES: The property has gas central heating, combi boiler only 2 years old and part double glazing.
Sale subject to the fees, terms and conditions of Pattinson Auctions.

TENURE: Freehold.

STARTING BID: £70,000

VIEWING: By appointment through Kenricks
01253 420420.



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