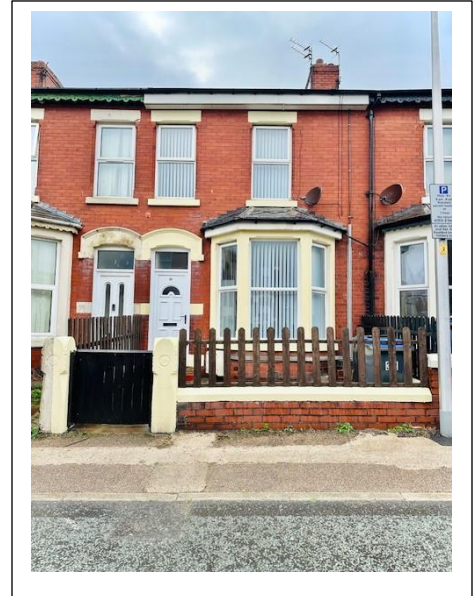


**32 Cambridge Road,
Blackpool**

REF: INV435M

- * **Investment Property**
- * **Comprising 2 x 1 Bedroom Self Contained Flats**
- * **Central, Blackpool**
- * **Mid Terraced Property**
- * **In Lovely Order Throughout**
- * **Recently Refurbished to a High Standard**
- * **Priced to Sell**
- * **Excellent Potential**
- * **When Fully Let Could Draw in the Region of £14,340 per annum.**
- * **Viewing Highly Recommended**



DESCRIPTION: **FOR SALE BY ONLINE AUTION** On behalf of Pattinson Auctions Kenricks are pleased to offer these 2 x 1 Bedroom Self-Contained Flats for sale.

This mid terraced property is situated in popular residential area of Cambridge Road in Central Blackpool, being close to the town centre amenities.

The property has recently been refurbished to a high standard, with new carpets and new fixtures and fittings throughout. The property is offered with vacant possession but if let could draw approximately £620 per calendar month for the ground floor flat, and £475 per calendar month for the first floor flat.

Viewing Highly Recommended

Ground Floor

Communal Entrance leading to:

REF: INV435M

Flat 1

Lounge with bay window.
Hallway leading to:
Double Bedroom with fitted robes.
Understairs Storage Cupboard.
Fitted Kitchen with wall and base units, oven with extractor fan and laminate flooring.
Doorway for access to Rear Yard.
Bathroom comprising shower, toilet and sink with tiled walls and vinyl flooring.

Flat 2

Ground floor Entrance
Internal Staircase leading

First Floor

Landing with feature skylight.
Lounge with dual aspect windows.
Double Bedroom.
Bathroom comprising 3-piece suite with bath with shower, toilet and sink, tiled walls and vinyl flooring.
Fitted Kitchen with wall and base units, partially tiled walls and laminate flooring.



EXTERIOR: The ground floor flat has access to good sized yard to the rear of the property with small Outhouse and access to rear alleyway.
Yard to front of property with fence.

AGENTS NOTES: The property has double glazing and each flat has its' own independent gas central heating and both has electric metro prepaid meters which feed to the landlords' supply.
Sales are subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: We have been advised the property is offered with vacant possession but could potentially draw approximately £620 pcm for the ground floor flat and £575 pcm for the first floor flat. Potentially drawing in the region of £14,340 per annum.

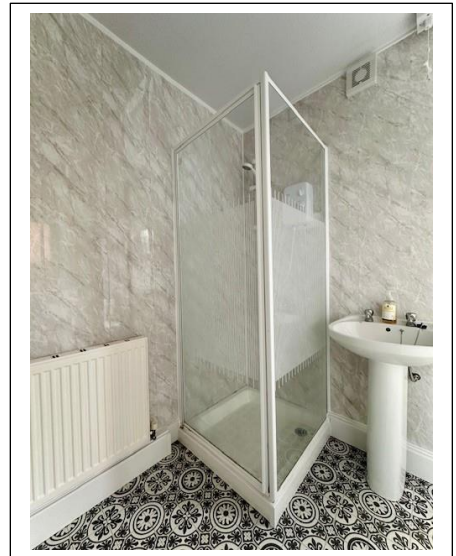
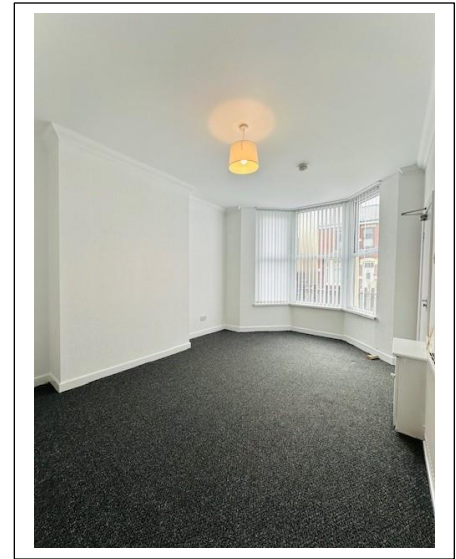
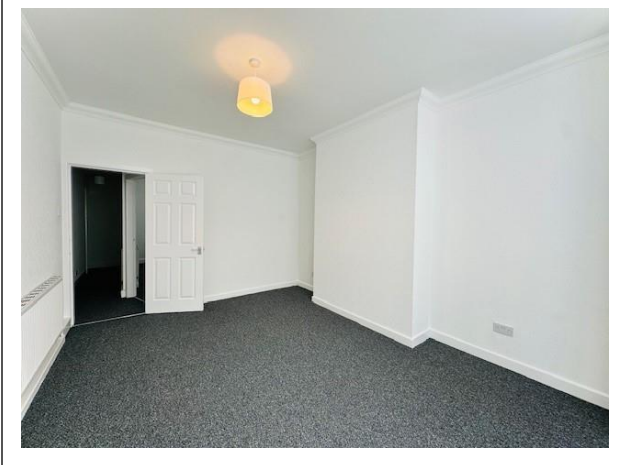
TENURE: Freehold.

STARTING BID: £ 100,000.

VIEWING: By appointment through Kenricks 01253 420420.

REF: INV435M

Ground Floor Flat



REF: INV435M

First Floor Flat

