

**54 Park Road,
Blackpool**

REF: INV431M

- * **Investment Property**
- * **Comprising 4 Self Contained Flats**
- * **Central Blackpool**
- * **Close to Town Centre, Entertainments & Winter Gardens**
- * **Mid Terraced Property**
- * **Priced to Sell**
- * **Draws £31,800 per annum**
- * **Retirement Sale**
- * **Excellent Rental Yield**
- * **Viewing Recommended**



DESCRIPTION: **FOR SALE BY ONLINE AUCTION** On behalf of Pattinson Auctions, Kenricks are pleased to offer these 4 Self-Contained Flats.

This substantial mid terraced property is situated in Central Blackpool, being close to the Winter Gardens, town centre and entertainments.

Viewing Recommended

Ground Floor

Communal Entrance leading to:
Hallway.

Flat 1 (Over 2 Floors)

Lounge with laminate flooring and period features.

Fitted Kitchen with laminate flooring, access to shared rear yard and oak staircase leading to:

Upstairs onto Landing:

Boiler Cupboard.

Master Bedroom.

Double Bedroom.

Bathroom comprising 4-piece suite comprising bath, sink toilet and separate shower.

REF: INV431M

Flat 2

Lounge.

Hallway with access to shared rear yard.

Fitted Kitchen.

Double Bedroom.

Bathroom comprising shower, sink and toilet.

Lower Ground Floor

Basement used for storage.

First Floor

Flat 3

Open Plan Lounge / Kitchen.

Double Bedroom with En-Suite Shower Room.

Flat 4

Open Plan Lounge / Kitchen / Diner.

Double Bedroom.

Single Bedroom.

Bathroom comprising shower toilet and sink.

EXTERIOR: Forecourt to front with space for 2 motor vehicles.

Yard to the rear which is shared by Flat 1 and Flat 2.

AGENTS NOTES: The property is Double Glazed and Centrally Heated.

The gas meter is in the cellar.

Sales are subject to the fees, terms and conditions of Pattinson Auctions.

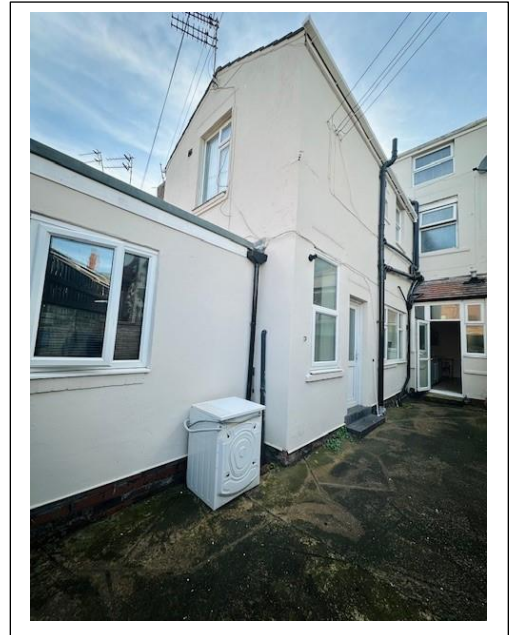
BUSINESS: Flat 1 draws £750 pcm, flat 2 draws £520 pcm, flat 3 draws £480 pcm and flat 4 draws £900 pcm.

Annual income is £31,800.

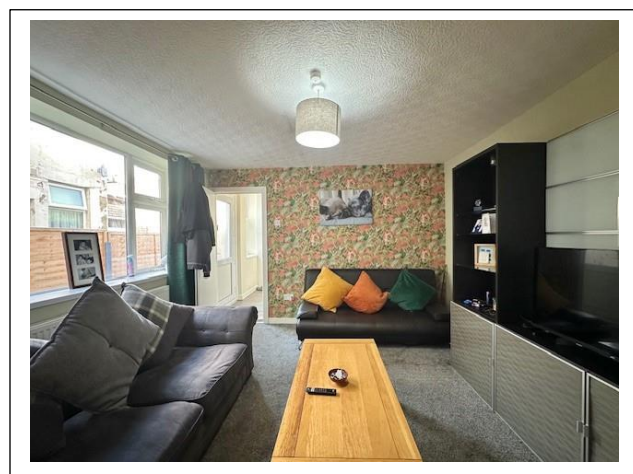
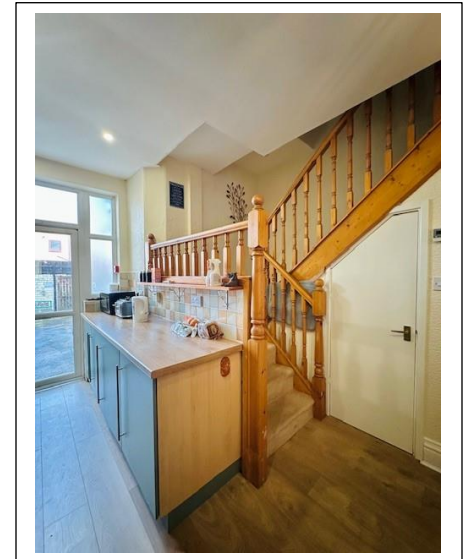
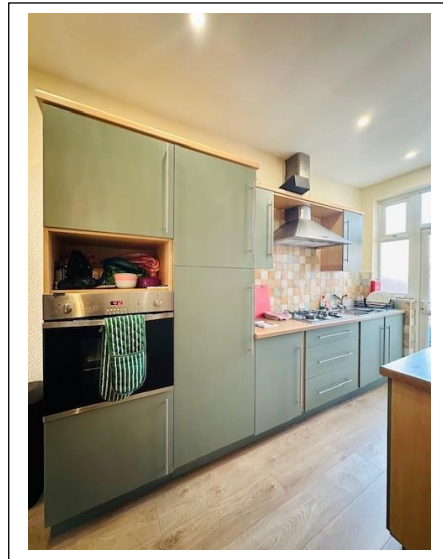
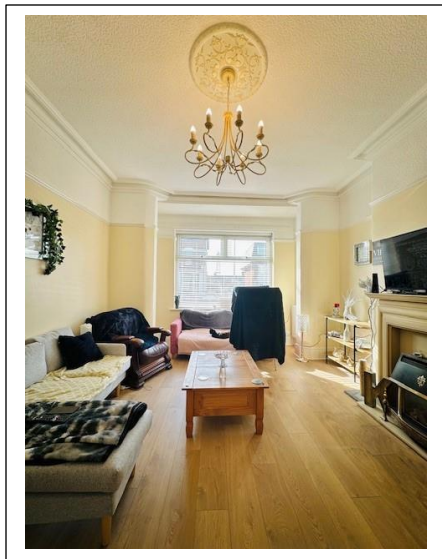
TENURE: Freehold.

STARTING BID: £240,000.

VIEWING: By appointment through Kenricks 01253 420420.



REF: INV431M



REF: INV431M



