

REF: INV458M

**21 Coniston Road
Blackpool**

- * **Investment Property Comprising
3 Self Contained Tenanted Flats**
- * **South shore, Blackpool**
- * **Close to Blackpool Pleasure Beach**
- * **Substantial Period Semi-Detached Property**
- * **In Good Order Throughout**
- * **Income £17,400 per annum**
- * **Scope to Increase Rent Return**
- * **Off Street Parking to the Front of the Property**
- * **Viewing Recommended**

DESCRIPTION: **FOR SALE BY ONLINE

AUCTION** On behalf of Pattinson Auctions Kenricks are pleased to offer these 3 Self-Contained Flats for sale.

This vast semi-detached property is situated in South Shore Blackpool, being close to the Pleasure Beach, Lytham Road and Local Amenities.

Viewing Recommended

Ground Floor Flat

Entrance leading to:

Hallway.

Double Bedroom.

Kitchen.

Shower Room comprising shower, toilet and sink.

Lounge leading onto:

EXTERIOR: Generous Communal Yard to the rear with shed.

Garage, which could be let for additional income.



REF: INV458M

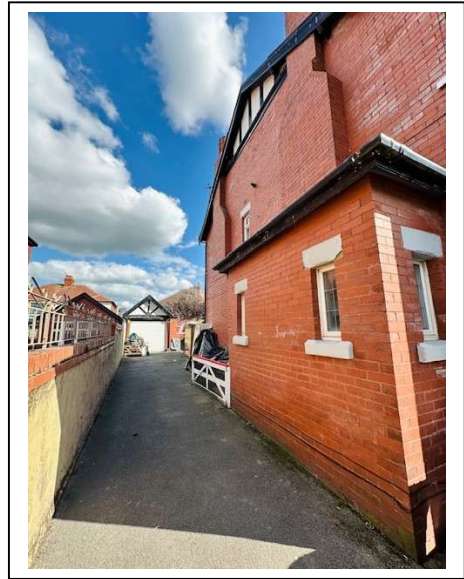
Rear Ground Floor Flat

Lounge.
Bedroom.
Bathroom comprising shower, toilet and sink.
Kitchen.

Ground Floor Entrance with stairs leading to:

First Floor Flat

Landing Area.
Lounge.
Kitchen.
Bathroom with bath and sink.
W.C.
Utility Room.
Bedroom.



EXTERIOR: Parking for up to 3 motor vehicles to the front of the property.

AGENTS NOTES: The property has gas central heating. Each flat has separate utilities.

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

BUSINESS: We have been informed that the Ground Floor Flat currently draws £525 per calendar month, Rear Ground Floor Flat currently draws £450 per calendar month and the First Floor Flat currently draws £475 per calendar month. The property currently draws £17,400 per annum.

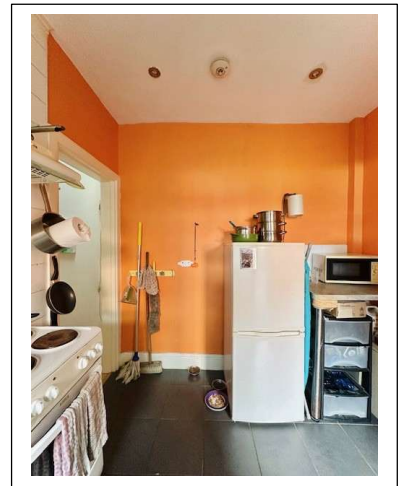
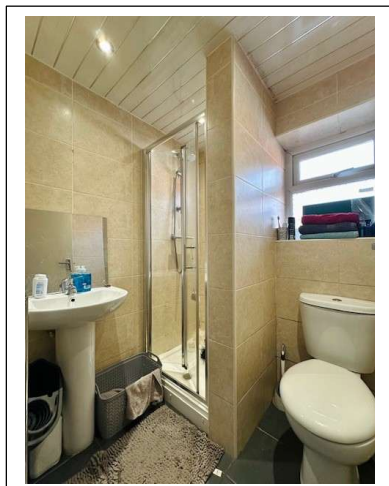
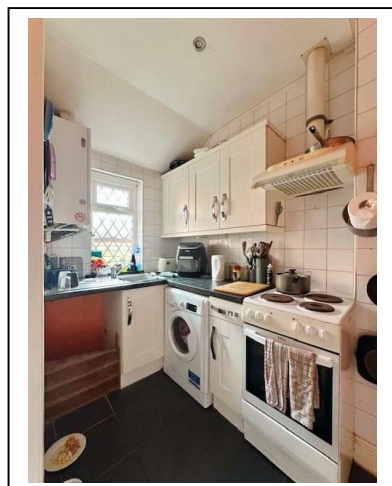
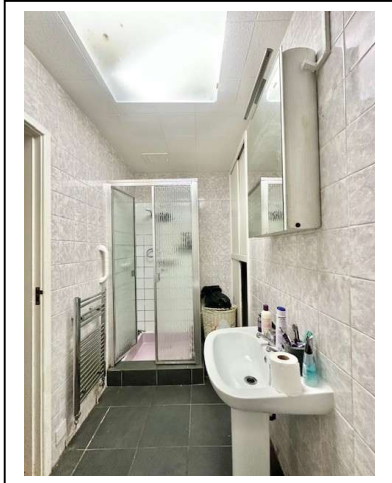
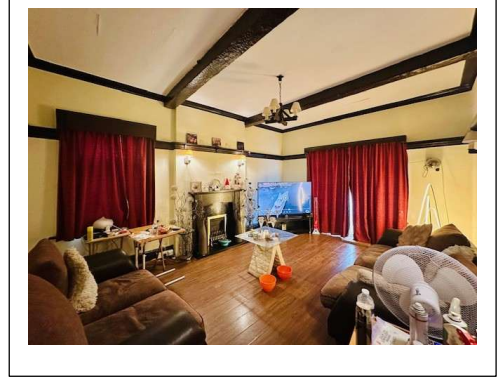
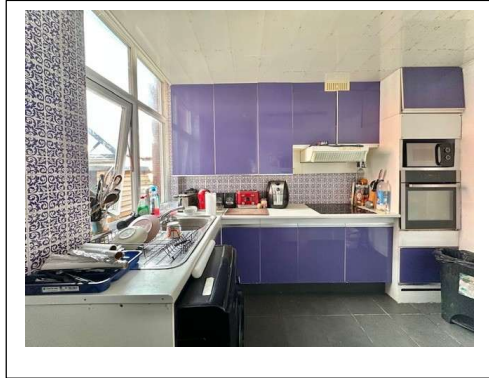
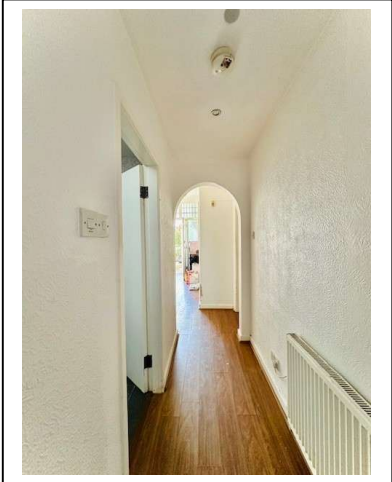
TENURE: Freehold.

STARTING BID: £200,000

VIEWING: By appointment through Kenricks 01253 420420



REF: INV458M



REF: INV458M

