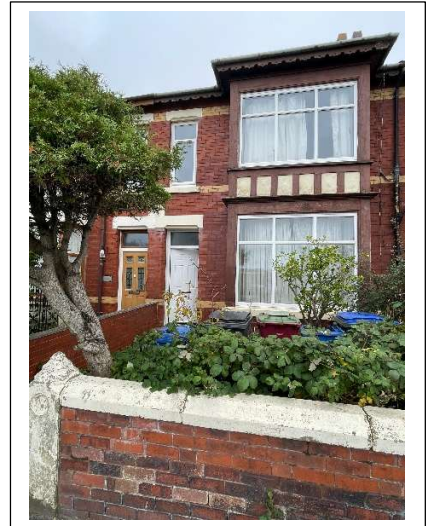


**101 Caunce Street
Blackpool**

REF: INV463M

- * Investment Property
- * Comprising 4 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 4 Bedroom Mid Terraced Residential Property for sale.

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

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

The property is currently vacant but when renovated has the potential to be converted into 4 flats.

Viewing Recommended.

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Ground Floor

Lounge (approx. 14' 3" x 13' 2").

2nd Reception Room (approx. 14' 2" x 12' 9")

Kitchen (approx. 13' 9" x 10' 5") fitted with a range of wall and base units.

First Floor

Landing

Double Bedroom 1 (approx. 15' x 11' 4")

Double Bedroom 2 (approx. 12' 6" x 10' 8")

Single Bedroom 3 (approx. 5' 9" x 8' 8")

Single Bedroom 4 (approx. 18.1 x 10.1)

Bathroom (approx. 6' 6" x 5' 3") comprising 3 piece suite.

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 and double glazing. recent front and back doors.

Property including all remaining contents sold as seen. Any contents of the property, including the front yard, back yard, garage and loft become the responsibility of the buyer. The vendor has stipulated that the new owner takes responsibility for any clearance of items in the front yard, back yard and garage.

The furniture and personal items are in the process of being removed and the stone fireplace and mirror above it are to be removed.

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

TENURE: Freehold.

STARTING BID: £80,000

VIEWING: By appointment through Kenricks
01253 420420.



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