

**47 Oxford Road,  
Blackpool,  
FY1 3QL**

**REF: INV500M**

- \* **Investment Property**
- \* **Comprising 3 Bedroom Mid Terraced House**
- \* **Close to Blackpool Town Centre**
- \* **Close to Shops & Amenities**
- \* **In Good Order Throughout**
- \* **Priced to Sell**
- \* **Ideal Investment Property**
- \* **Currently Let at £9,000 PA**
- \* **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 Oxford Road in Blackpool, being close to shops and amenities.

The house is in good condition throughout with an enclosed paved garden to the front and an enclosed yard to the rear of the property.

The property is currently let to long-standing tenants on a shorthold tenancy agreement at a monthly rent of £750 per calendar month.

Viewing Recommended.

**REF: INV500M**

**Ground Floor**

Vestibule Area

Entrance Hall leading to:

Through Lounge/Dining Room

Lounge (approx. 15'11 x 11'3) with fireplace

Dining Room (approx. 13'7 x 11'9")

Kitchen (approx. 15'9 x 9'1) fitted with range of base and wall units and cooker.

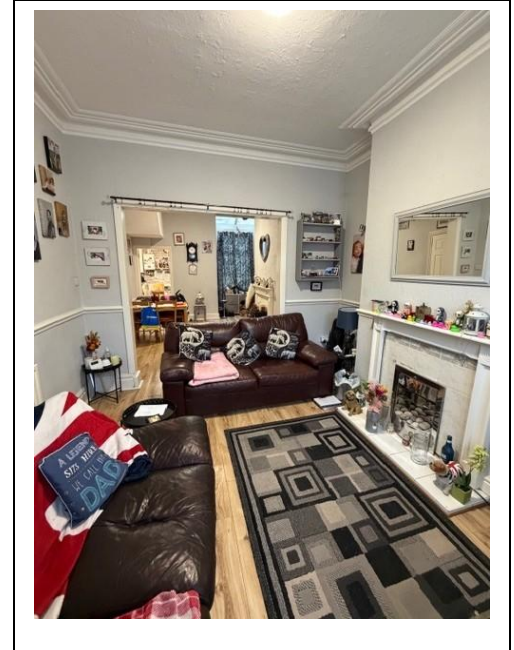
**First Floor**

Master Bedroom (approx. 15'1 x 12'2)

Bedroom 2 (approx. 13'7 x 9'4)

Bedroom 3 (approx. 9'5 x 8'4)

Bathroom (approx. 6'5" x 6'5") with 3-piece suite comprising bath with shower above, pedestal washed hand basin and toilet.



**EXTERIOR:** Small paved garden area to the front. Enclosed yard to the Rear.

**BUSINESS:** We are informed the property is currently let on a shorthold tenancy agreement at a rent of £750 PCM.

**AGENTS NOTES:** The property has central heating and double glazing. Sale subject to the fees, terms and conditions of Pattinson Auctions.

**TENURE:** Freehold.

**STARTING BID:** £100,000

**VIEWING:** By appointment through Kenricks 01253 420420.

REF: INV500M

