

**Stable Cottage,
Rear of 61 St. Annes Road East
St Annes on Sea**

REF: INV509M

- * Investment Property
- * Comprising Converted Stable Currently Used as a 1 Bedroom Cottage
- * Central St Annes On Sea
- * Close to Shops & Amenities
- * Refurbished to an Exceptional Standard Throughout
- * Ideal Investment Property
- * Previously Used as an Air B&B and a Residential Letting
- * Fully furnished
- * Excellent Potential
- * Viewing Highly Recommended



DESCRIPTION: **FOR SALE BY ONLINE AUCTION** On Behalf of Pattinson Auctions Kenricks are pleased to offer this Investment Property for sale.

The property was a former stable which has been converted into a brick built 1 bedroom cottage with garden area and private parking space.

The cottage is situated in a secluded location off road, to the rear of 61 St Annes Road East, in the heart of St Annes on Sea, being in walking distance of the Town Centre and amenities.

The property has previously been used as an Air B&B and a residential letting, but would be suitable for a number of uses, subject to planning permission.

Viewing is Highly Recommended.

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Ground Floor

Main Entrance Leading to:

Open Plan Kitchen / Lounge / Dining Area. The kitchen has parquet style flooring, modern fitted wall and base units with integrated electric oven and extractor and spotlights set into ceiling. The lounge / dining area has a brick effect feature fireplace, and spotlights set into the ceiling.

Steps leading up to raised rear area:

Dressing Area with spotlights set into the ceiling leading to Double Bedroom with feature wall lighting and spotlights set into the ceiling. Bathroom with Shower, Toilet and Sink with tiles to floor and walls and UPVC cladded ceiling with spotlights integrated.

EXTERIOR: Walled concrete garden to the front of the property with private access path leading from allocated car parking space. Access to Cellar below main villa.

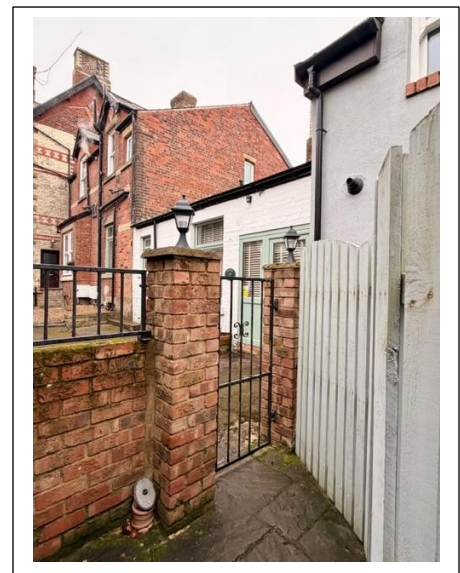
BUSINESS: We are informed the property when previously trading as an Air B&B would draw between £115 and £180 per night. When previously let as a residential letting would draw £725 per calendar month, which we believe would now be suitable for rental uplift.

AGENTS NOTES: The property has central heating and double glazing. Electric meters are all located in the cellar under the main Victorian villa. Sale subject to the fees, terms and conditions of Pattinson Auctions.

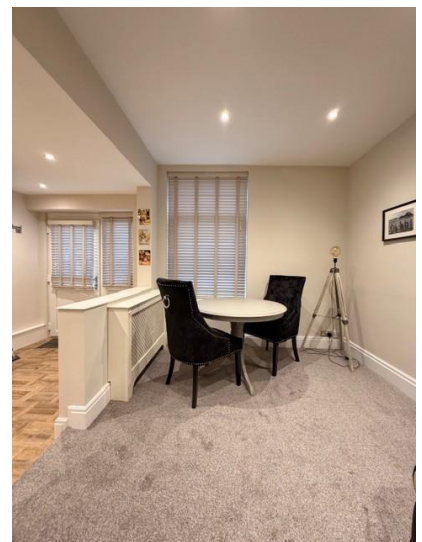
TENURE: Freehold.

STARTING BID: £150,000

VIEWING: By appointment through Kenricks
- 01253 420420.



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