

**45 Manchester Road,  
Blackpool**

**REF: INV515M**

- \* Investment Property**
- \* Comprising 2 x 1 Bedroom Self Contained Apartments (First Floor Tenanted)**
- \* Central, Blackpool**
- \* Mid Terraced Property**
- \* In Good Order Throughout**
- \* Priced to Sell**
- \* Excellent Potential**
- \* Viewing Highly Recommended**



**DESCRIPTION:** **\*\*FOR SALE BY ONLINE AUCTION\*\*** On behalf of Pattinson Auctions Kenricks are pleased to offer these 2 x 1 Bedroom Self-Contained Flats for sale.

This mid terraced property is situated in popular residential area of Manchester Road in Central Blackpool, being close to the town centre amenities.

The ground floor apartment has recently been refurbished to a high standard with new carpets and new fixtures and fittings throughout and could be let for approximately £600.00 per calendar month. The first-floor apartment is in good order throughout and is currently let £450.00 per calendar month.

**Viewing Highly Recommended**

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**Ground Floor**

Communal Entrance leading to:

**Flat 1**

Lounge with bay window and electric fire.  
Hallway leading to:  
Double Bedroom  
Understairs Storage Cupboard.  
Fitted Kitchen with wall and base units, oven and vinyl flooring  
Doorway for access to Rear Yard.  
Bathroom comprising shower, toilet and sink with tiled walls and vinyl flooring.

**Flat 2**

Accessed by the communal ground floor entrance or the fire escape at the rear

**First Floor**

Landing.  
Lounge with dual aspect windows.  
Double Bedroom to the rear  
Bathroom comprising 3-piece suite with bath with shower, toilet and sink, tiled walls and vinyl flooring.  
Fitted Kitchen to the rear with wall and base units, partially tiled walls and vinyl flooring.



**EXTERIOR:** Each flat has access to good sized yard to the rear of the property and access to rear alleyway. Yard to front of property.

**AGENTS NOTES:** The property has double glazing, and each apartment has its' own independent gas central heating and electric supply.  
Sales are subject to the fees, terms and conditions of Pattinson Auctions.

**BUSINESS:** The ground floor apartment is vacant and could be let at approximately £600.00 PCM and the first-floor apartment is currently let at £450.00 PCM. to a long-term tenant. The whole property could potentially draw in the region of £12,600 per annum after rental uplift.

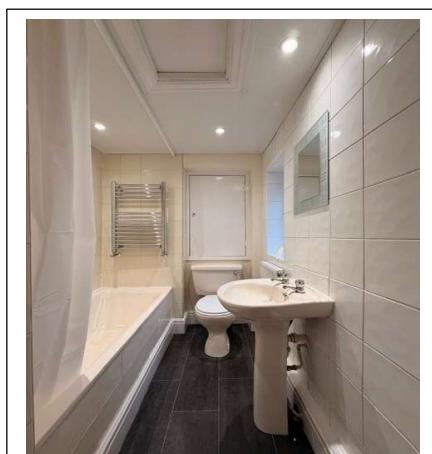
**TENURE:** Freehold.

**STARTING BID:** £90,000

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

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**Ground Floor Flat**



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**First Floor Flat**

