

**40 Fordway Avenue
Blackpool**

REF: INV560M

- * **Investment Property**
- * **Comprising 3 Bedroom Mid Terraced House**
- * **Prime Residential Location**
- * **In Good Order Throughout**
- * **Long Term Tenant**
- * **Priced to Sell**
- * **Ideal Investment Property**
- * **Currently Let at £7,800 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 Fordway Avenue in Blackpool.

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 £650 per calendar month.

Viewing Recommended.

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Ground Floor

Vestibule Area

Entrance Hall leading to:

Lounge

Dining Room

Toilet

Kitchen fitted with range of base and wall units and cooker.

Laundry Room

First Floor

Master Bedroom.

Double Bedroom

Bathroom with 3-piece suite comprising bath with shower above, pedestal washed hand basin and toilet.

Second Floor

Double Bedroom.



EXTERIOR: Small paved garden area to the front. Enclosed Yard / Garden to the Rear.

BUSINESS: We are informed the property is currently let on a shorthold tenancy agreement at a rent of £650 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.

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