

**Langtrys Guest House
36 King Edward Ave
Blackpool**

REF: 00H663K

- * **6 Bedroom Guest House – All En-Suite**
- * **North Shore, Blackpool**
- * **Close to the Prestigious Queens Promenade**
- * **In Stunning Order Throughout**
- * **Catering for 12 Guests**
- * **5 Star Gold English Tourist Council Rated**
- * **2/3 Bedroom Private Accommodation**
- * **Potential to Increase Trade**
- * **Viewing Recommended**



DESCRIPTION: Kenricks are delighted to offer this rare opportunity to purchase this beautifully appointed 6-bedroom Guest House.

The Guest House is situated within close walking distance to the prestigious Queens Promenade in North Shore Blackpool.

The Guest House is in beautiful order throughout and this is reflected in it being one of the very few Guest House's within the area obtaining the much coveted English Tourist Council 5 Star Gold Award.

This contemporary designed Guest House underwent a complete and extensive refurbishment in 2009 and needs to be viewed to be fully appreciated.

Ground Floor

Reception

Lounge with wood flooring and feature fireplace

Dining Room with concealed lighting and seating for 12 Diners

Fitted Kitchen with wall/base units with a range of catering equipment and utensils to cater for all guests

Private Accommodation

Lounge

Single Bedroom/Office

Master Bedroom

Bedroom

Bathroom comprising 3 piece suite with shower over the bath

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First Floor

3 Double Bedrooms – All En-Suite
Toilet
Linen cupboard

Second Floor

3 Double Bedrooms – All En-Suite



EXTERIOR: Feature Garden area to the front. Yard area to the rear with shed

AGENTS NOTES: All letting bedrooms have wall mounted flat screen TV's, DVD players, I Pod docking stations, Professional hair dryer, mood lighting, solid oak furniture and room refreshments. The Guest House is centrally heated and has double glazing.

BUSINESS: Accounts on application

TENURE: Freehold.

PRICE: £299,950

VIEWING: By appointment through Kenricks.

WE CAN ASSIST IN ARRANGING FOR THE PURCHASE OF YOUR NEW BUSINESS.

