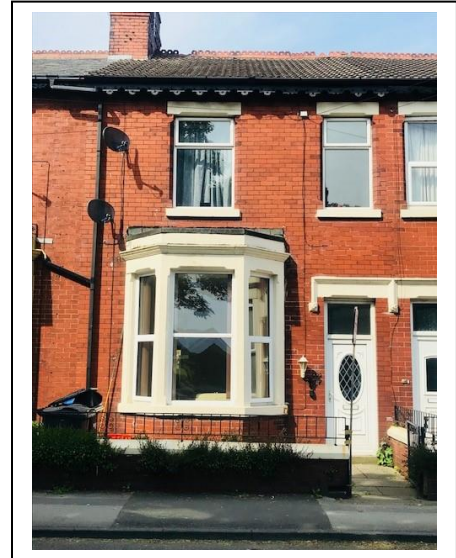


**8 Lancaster Road,
Knott End On Sea**

REF: INV080L

- * **Investment Property**
- * **Comprising 3 Self-Contained Permanent Flats**
- * **Knott End On Sea, Lancashire**
- * **Close to Shops & Amenities**
- * **In Good Order Throughout**
- * **When Fully Let Draws an Annual Income of £16,640 PA**
- * **Priced to Sell**
- * **Selling Due to Emigration**
- * **Reasonable Offers Considered**
- * **Car Parking for 4 Motor Vehicles**
- * **Viewing Recommended**



DESCRIPTION: Kenricks are pleased to offer these 3 self-contained permanent flats for sale.

This deceptively spacious terraced property is situated in the desirable town of Knott End On Sea in Lancashire and benefits from being close to the main Town Centre and amenities.

Ground Floor

Flat 1

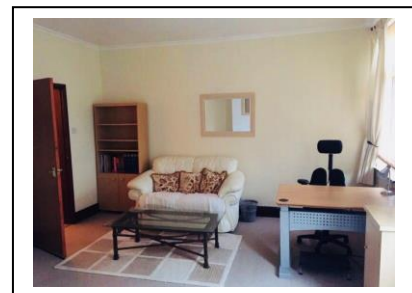
Lounge with wood effect flooring.
Fitted Kitchen with wall and base units.
Bedroom with wood effect flooring.
Bathroom comprising three piece suite with shower over bath.



First Floor

Flat 2

(studio flat)
Lounge/Bedroom.
Fitted Kitchen.
Shower and Toilet.



Flat 3

Lounge.
Fitted Kitchen.
Internal staircase leading to:

REF: INV080L

Second Floor

Bedroom.
Shower and Toilet.



EXTERIOR: Small garden area to the front.
Car park to the rear providing parking for 4 motor vehicles.

AGENTS NOTES: All flats have electric storage heaters and coin operated electric meters.

BUSINESS: We are informed Flat 1 draws £476.67 pcm. Flat 2 draws £368.33 pcm. Flat 3 draws £541.67 pcm. Annual income of £16,640. Yield approx. 13%

TENURE: Freehold.

PRICE: £124,950

VIEWING: By appointment through Kenricks.

