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COMMERCIAL ESTATE AGENTS

227/229 Church Street, Blackpool, FY1 3PB

Specialists for over 50 years in the sale and valuation of businesses, hotels and all types of commercial properties.

NB: The particulars set out in these details do not form part of an offer of contract. Any intending tenant/purchaser must satisfy self by inspection or otherwise as to their accuracy. Neither Kays nor the vendor has any authority to make or give any representation or warranty in relation to this property.



House in 2 Flats

Reference: 010098

Freehold Price: £102,000

Tenure Type: Freehold

DESCRIPTION: Spacious house arranged as 2 Self-Contained flats situated in the heart of Blackpool's vibrant Town Centre being close to Entertainments & Amenities. In lovely order throughout, offered with vacant possession, car parking for 4 cars.

Ground Floor: Main Entrance leading to: Hallway; **Flat 1:** Lounge with large bay window; Master Bedroom; Fitted Kitchen/Dining Room; Utility Area; Shower and wc; Internal Staircase leading to:

First Floor: Flat 2: Open plan Lounge with Fitted Kitchen and breakfast bar; Master Bedroom; Double Bedroom; Bathroom comprising 3 piece suite with shower over bath;

EXTERIOR: Paved garden area to the front, rear car park.

SERVICES: Both flats have their own independent gas central heating. Electricity and water is shared between the 2 flats.

BUSINESS: The flats are occupied by the Vendors and are offered with Vacant Possession. If Let Flat 1 could draw £100 per week and Flat 2 £120 per week. Total income £11,440 per annum.

Viewing STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

130 Adelaide Street, Blackpool FY1 4LX



