

REF: 00F067M

**Phillips Apartments
56 Station Road,
Blackpool**

- * 5 Self Contained Holiday Flats Plus 1/2 Bed Owners Accommodation**
- * South Shore, Blackpool**
- * Close to Promenade, Entertainments & Amenities**
- * In Excellent Order Throughout**
- * Recently Refurbished**
- * Substantial Semi-Detached 3 Storey Period Property**
- * Car Parking for 6 Motor Vehicles**
- * Priced to Sell**
- * Viewing Highly Recommended**



DESCRIPTION: * FOR SALE BY AUCTION* On behalf of Pattinson Auctions, Kenricks are delighted to offer these beautifully appointed 5 Self-Contained Holiday Flats plus 1/2 Bedroom Owners Accommodation for sale.

This substantial 3 storey period property is situated in the popular holiday location of Station Road in South Shore, Blackpool, opposite South Pier and close to the Pleasure Beach, Waterpark and Promenade.

The property has been recently refurbished and is in excellent order throughout.

Viewing is highly recommended.

Ground Floor

Main Entrance leading to:
Impressive Hallway.

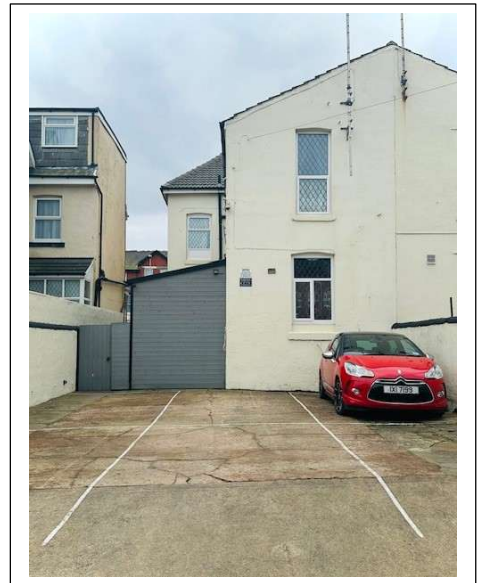
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Flat 1

Open Plan Lounge/Kitchen/Diner with wall mounted bed.
double bed.
Family bedroom.
Shower and toilet.

Private Accommodation

Lounge with feature timber ceiling and wood effect flooring.
Fitted Kitchen with wall and base units.
Lean to which is used as a Storeroom.
Bathroom comprising three-piece suite.



Lower Ground Floor – Private Accommodation Continued ...

Bedroom.
Bedroom.
Storeroom.

First Floor

Flat 3

Open Plan Lounge/Kitchen/Diner.
Family Bedroom.
Shower and Toilet.

Flat 4 (Studio Apartment)

Open plan Lounge/Kitchen/Diner with double bed.
Shower and toilet.

Flat 5

Lounge/Kitchen/Diner.
Family bedroom.
Shower and Toilet.



Second Floor

Flat 6

Lounge/Kitchen/Diner with Sofa bed.
Family Bedroom.
Shower and Toilet.

EXTERIOR: Landscaped paved Garden area to the front.

Car park to the rear providing parking for 6 motor vehicles. Yard area to the side with storage sheds.

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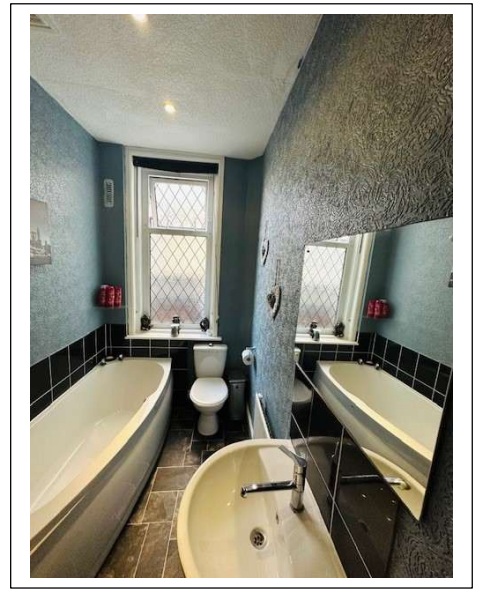
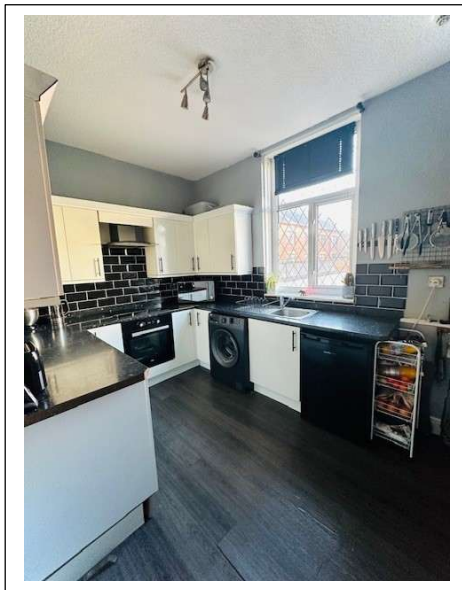
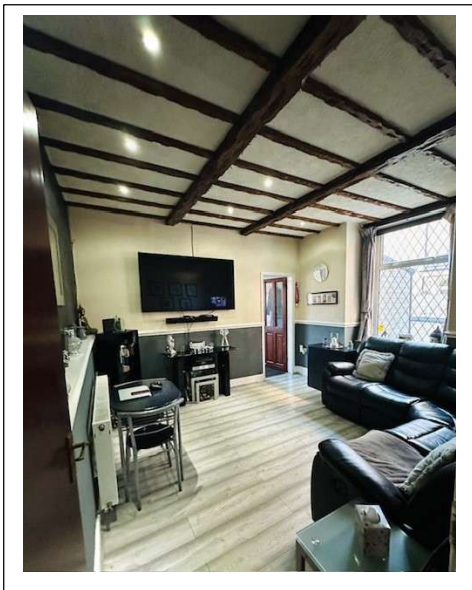
AGENTS NOTES: Sale subject to the fees, terms and conditions of Pattinson Auctions. The property is centrally heated and has double glazing. All holiday flats have coin operated electric meters. We are informed that a brand new large boiler has been installed.

BUSINESS: The business is trading on a very limited basis due to our client's impending retirement. Accounts on application.

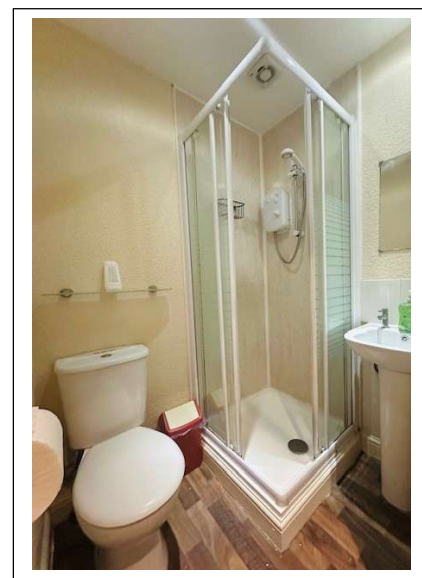
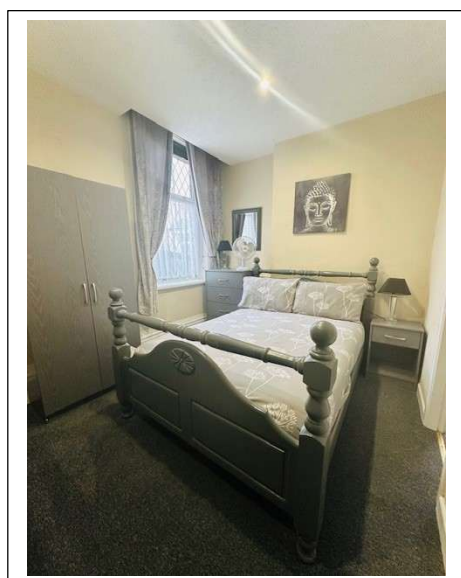
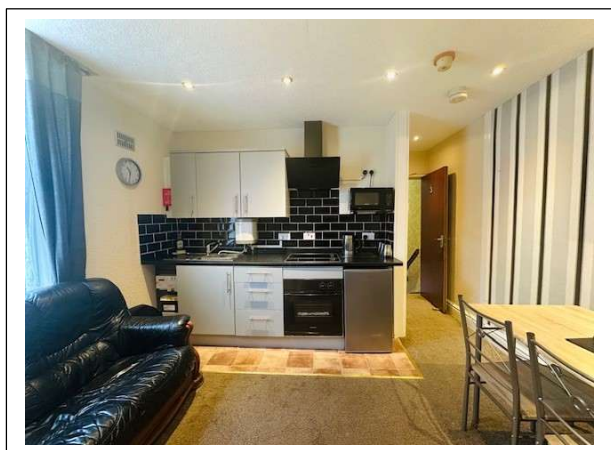
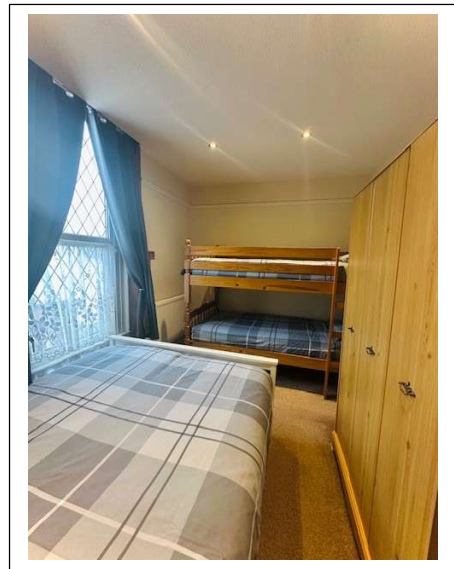
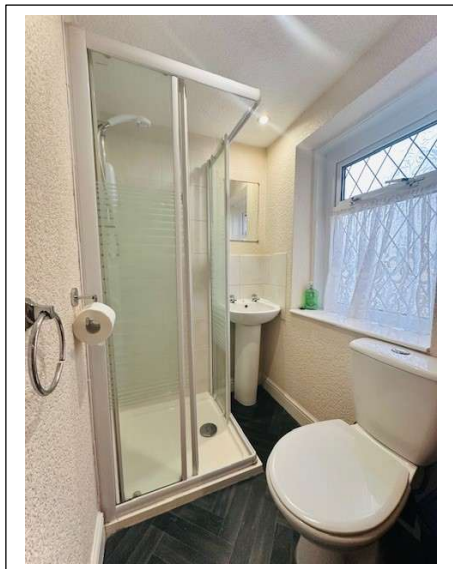
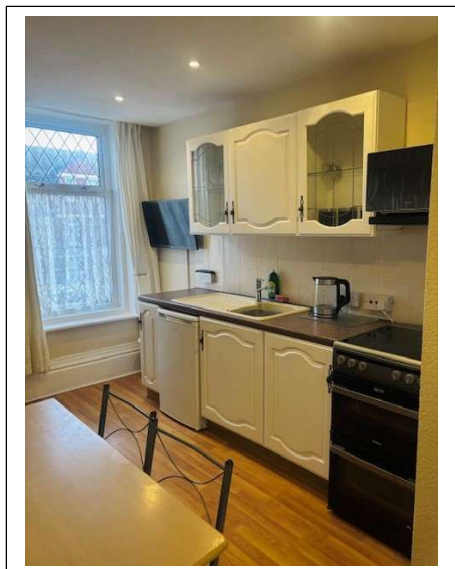
TENURE: Freehold.

STARTING BID: £180,000

VIEWING: By appointment through Kenricks 01253 420420.



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