Stratford House
6 Haddon Road,
Blackpool

REF: 00F226M



*** Investment Property currently set out as 4 Holiday Flats Plus 1/2 Bed Owner's Accommodation**
*** North Shore, Blackpool**
*** Close to Prestigious Queen's Promenade**
*** Substantial 3 Storey Period Property**
*** Currently Not Trading**
*** In Need of Some Attention**
*** Car Parking for 5 Motor Vehicles**
*** Priced to Sell**
*** Excellent Potential**
*** Viewing Recommended**

DESCRIPTION: ** FOR SALE BY AUCTION** On behalf of Pattinson Auctions, Kenricks are delighted to offer this investment property for sale which is currently set out as 4 Holiday Flats plus 1/2 Bedroom Owner's Accommodation, but we are informed could be used for Permanent Flats if desired.

This substantial 3 storey period property is situated in the desirable location of Haddon Road in North Shore, Blackpool, being close to the prestigious Queen's Promenade and Bispham Village.

The property has not traded for a number of years and the upper floors are in need of some attention which has been reflected in the price.

Viewing recommended.

Ground Floor
Main Entrance leading to:
Communal Hallway.

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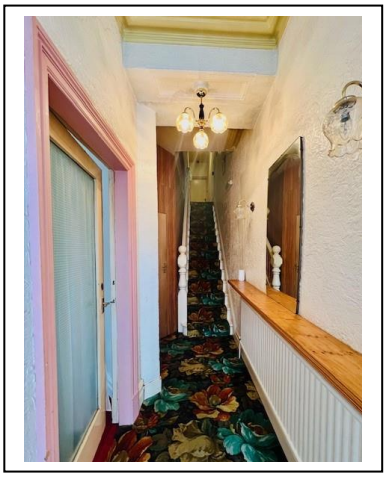
Owner's Apartment
Open Plan Lounge with high ceiling and feature fireplace.
Fitted Kitchen with wall and base units.
2nd Lounge / Bedroom
Master Bedroom
Bathroom comprising 3-piece suite with shower over bath.
Conservatory



First Floor

Flat 2 (Not self-contained)
Open Plan Bedroom/Kitchen/Diner.
Separate Bedroom
Separate Bathroom comprising 3-piece suite with shower over bath.
Separate Toilet.

Flat 3
Open plan Lounge/Kitchen/Diner
Double Bedroom
Shower and Toilet.



Flat 4
Open Plan Lounge/Kitchen/Diner
Double Bedroom.
Shower and Toilet.

Second Floor

Flat 5
Lounge Area with exposed brick.
Fitted Kitchen /Diner leading to
Bedroom Area with Toilet

EXTERIOR; Car park to the front providing parking for 2 motor vehicles. Car Park to the rear providing parking for 3 motor vehicles with brick-built outhouse.

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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 separate electric meters.

BUSINESS: The business ceased trading 20 years ago and therefore there are no accounts available.

TENURE: Freehold.

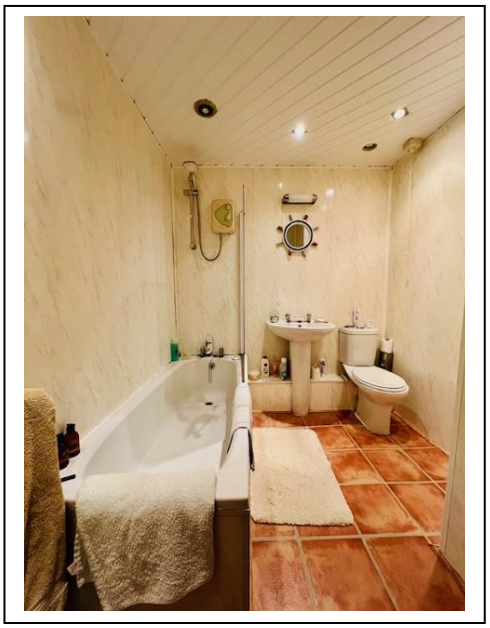
STARTING BID: £130,000

VIEWING: By appointment through Kenricks 01253 420420.









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