8 Forest Gate &
2a Myrtle Avenue
Blackpool

REF: INV245M



*** Investment Property Comprising 1 x 3 Bed House & a Let 1 x 2 Bed House**
*** Blackpool, Lancashire**
*** Desirable Residential Location**
*** Close to Stanley Park & Shops & Amenities**
*** Substantial Corner Properties**
*** Tremendous Potential**
*** Priced to Sell**
*** Situated on 0.051 Acres**
*** Potential to Increase Income**
*** Viewing Recommended**

DESCRIPTION: ****FOR SALE BY AUCTION**** On behalf of Pattinson Auctions, Kenricks are delighted to offer this Investment Property comprising of 1 x 3 Bed House and Let 1 x 2 Bed House for sale.

The two houses are situated in the desirable residential location of Forest Gate & Myrtle Avenue, Blackpool, being close to Stanley Park, shops & amenities.

These substantial Residential Dwellings are both held on the same title and are being sold together.

Viewing recommended.

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8 Forest Gate

Ground Floor
Main Entrance leading to:
Hallway.
Lounge.
Fitted Kitchen.
Staircase Leading to:

First Floor
Master Bedroom.
Bedroom 2.
Bedroom 3.
Wet Room with Shower & Toilet.

EXTERIOR: Garden Area to the front and side of the property.



2a Myrtle Avenue

Ground Floor
Entrance leading to:
Vestibule.
Lounge.
Fitted Kitchen.
Staircase leading to:

First Floor
Master Bedroom.
Bedroom 2.
Bathroom comprising of three-piece suite with shower over bath.

EXTERIOR: Forecourt Car Parking for 2 motor vehicles and enclosed Garden Area.

AGENTS NOTES: Both houses have central heating and double glazing.
Sale subject to the fees, terms and conditions of Pattinson Auctions.

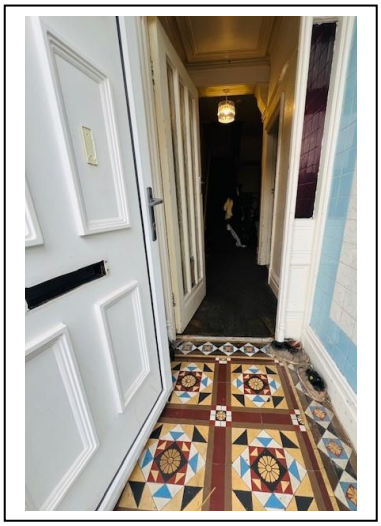
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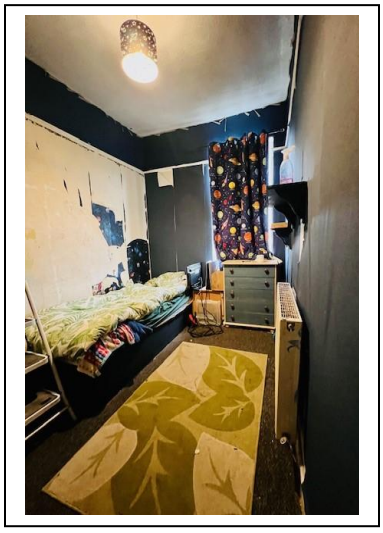
BUSINESS: We are informed that 8 Forest Gate is currently vacant.
2a Myrtle Avenue is currently let on a short-term tenancy at a rent of £411 pcm
Annual income is currently £4,932 pa with potential to increase income if Forest Gate was to be let and there is potential for a rental uplift also.

TENURE: Freehold

STARTING BID: £110,000

VIEWING: By appointment through Kenricks 01253 420420











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