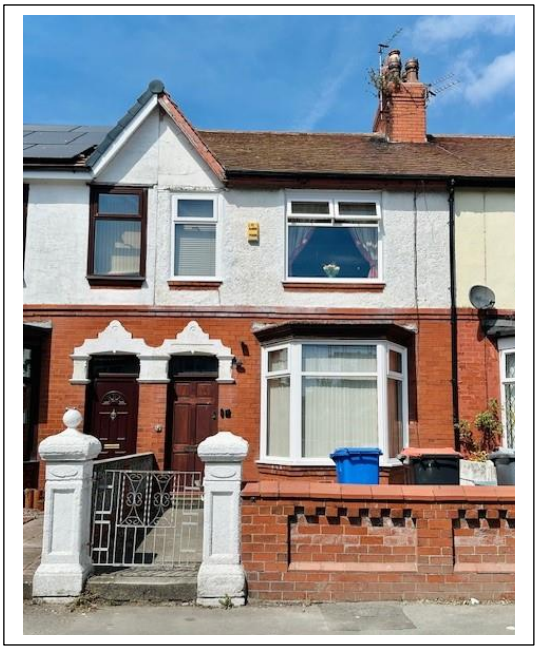
6, Warren Avenue North
Fleetwood

REF: INV342M



* **Investment Property**
*** Comprising 3 Bedroom Mid Terraced House**
*** Central Fleetwood**
*** Close to Shops & Amenities**
*** In Good Order Throughout**
*** Priced to Sell**
*** Ideal Investment Property**
*** Currently Let at £8,340 pa**
*** Excellent Potential to Increase Return**
*** Viewing Recommended**

DESCRIPTION: **FOR SALE BY AUCTION** On Behalf of Pattinson Auctions Kenricks are pleased to offer this 3 Bedroom Mid Terraced Residential Property for sale.

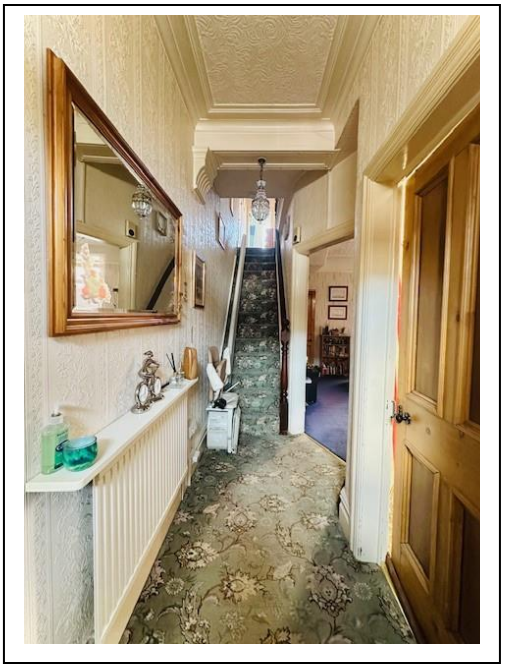
The substantial house is situated in the residential location of Warren Avenue North in Fleetwood, being close to shops and amenities.

The house is in good throughout with enclosed paved garden to the front and an enclosed yard to the rear of the property.

The property is currently let to a long standing tenant on a shorthold tenancy agreement at a monthly rent of £695 per calendar month, however there is potential to achieve a higher rent for a 3 bedroom terraced house in this location.

Viewing Recommended.

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Ground Floor
Vestibule Area
Entrance Hall leading to:
Lounge (approx. 12' 7'' x 12') with feature fireplace
Dining Room / Lounge (approx. 14'.3'' x 13.'4")
Kitchen (approx. 14' 5" x 11') fitted with range of base and wall units and cooker.
Utility Room

First Floor
Landing with Linen Cupboard
Master Bedroom (approx. 15' x 12') with built in robes and fireplace.
Bedroom 2 (approx. 12' 3" x 11')
Bedroom 3 (approx. 11' x 7')
Bathroom (approx. 7' 7" x 6' 5") with 3-piece suite comprising bath with shower above, pedestal washed hand basin and toilet.

EXTERIOR; Small paved garden area to the front. Enclosed yard to the Rear with 2 sheds.

BUSINESS: We are informed the property is currently let on a short hold tenancy agreement at a rent of £695 pcm, which we believe could be increased upon.

AGENTS NOTES: The property has central heating and double glazing.
Sale subject to the fees, terms and conditions of Pattinson Auctions.

TENURE: Freehold.

STARTING BID: £100,000

VIEWING: By appointment through Kenricks 01253 420420.

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