

**Delamere  
40, Woodfield Road  
Blackpool**

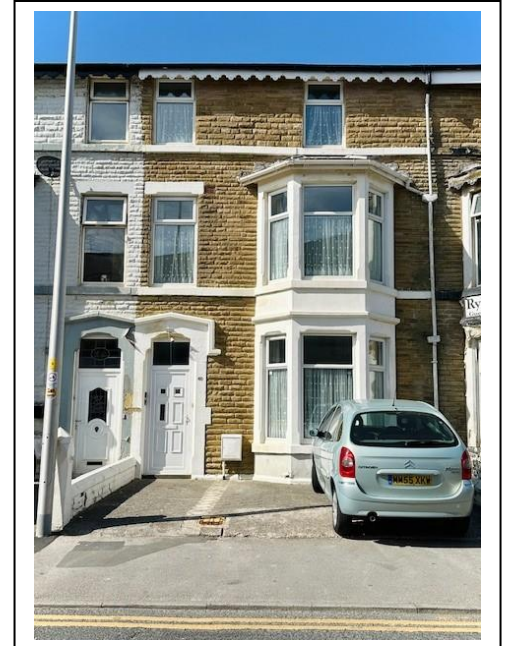
**REF: 00F357M**

- \* **3 x 2 Bedroom Self-Contained Holiday Flats**
- \* **South Shore, Blackpool**
- \* **Close to Promenade & Entertainments**
- \* **Substantial 3 Storey Mid Terraced Property**
- \* **In Excellent Order Throughout**
- \* **New Slate Roof in 2024**
- \* **Priced to Sell**
- \* **Car Parking for 2 Motor Vehicles**
- \* **Viewing Highly Recommended**

**DESCRIPTION: \*\*FOR SALE BY ONLINE**

**AUCTION\*\*** On behalf of Pattinson Auctions Kenricks are pleased to offer these 3 x 2 bedroom Self-Contained Holiday Flats for sale.

This substantial 3 storey mid terraced property is adjacent to Blackpool's South Shore Promenade, being close to the Pleasure Beach, entertainments and amenities.



The property has been refurbished to a high standard throughout and needs to be viewed to be fully appreciated.

Viewing highly recommended.

**Ground Floor**

Entrance porch:

Hallway with 2 Storage cupboards

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**Ground Floor Flat**

Hallway with utility area & storage cupboard.  
Open plan Lounge/ Dining Room /Kitchen with wall & base units & vinyl flooring.  
Double Bedroom with walk in wardrobe, combi boiler  
Family Bedroom  
Storage Cupboard  
Bathroom walk in shower, sink & toilet, heated towel rail & vinyl flooring.

**First Floor**

**Flat 1**

Hallway  
Lounge / Dining Room.  
Kitchen with wall & base units, part ceramic tiled walls & vinyl flooring.  
Double Bedroom  
Twin Bedroom  
Bathroom with corner shower, sink & toilet, part ceramic tiled walls & vinyl flooring.

**Second Floor**

**Flat 2**

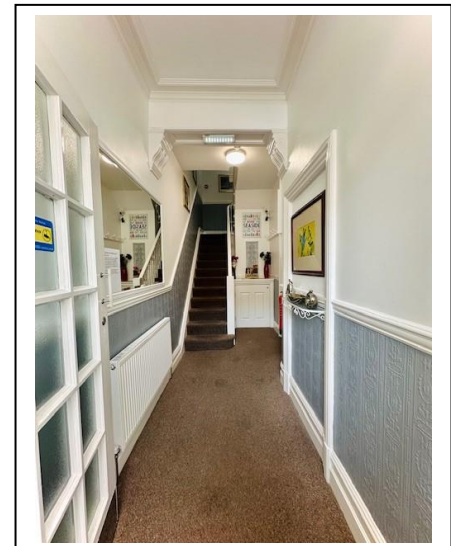
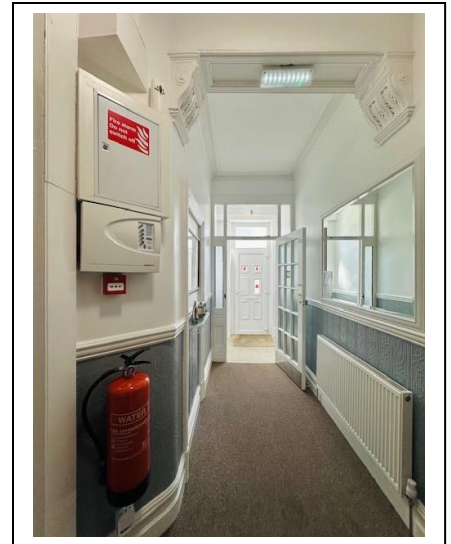
Hallway with storage cupboard  
Lounge  
Kitchen with wall and base units and part laminate flooring.  
Double Bedroom  
Twin Bedroom  
Bathroom with corner shower, sink & toilet & vinyl flooring.

**EXTERIOR:** Enclosed yard to the rear Car Park to the front providing parking for 2 motor vehicles.

**AGENTS NOTES:** All flats are fully furnished and equipped to cater for all guests and have flat screen TVs to the bedrooms and lounges. The property has central heating to the ground floor, electric heating to the upper floors and is part double glazed. L2 Fire System. CCTV.

Sale subject to the fees, terms and conditions of Pattinson Auctions.

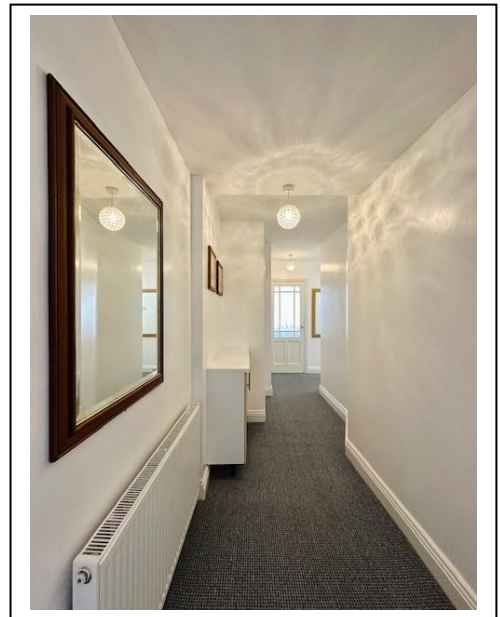
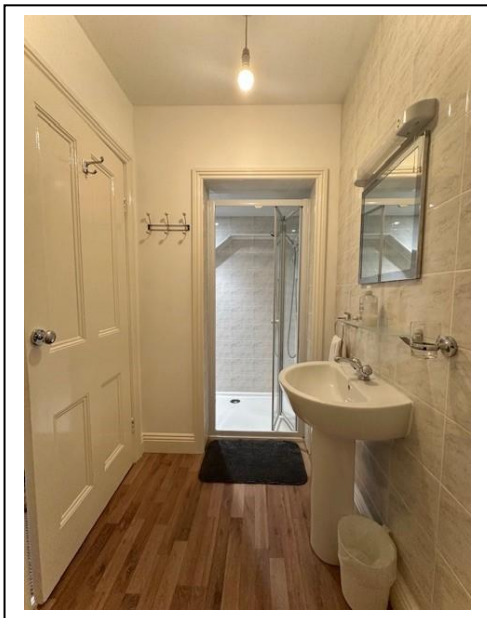
**TENURE:** Freehold.



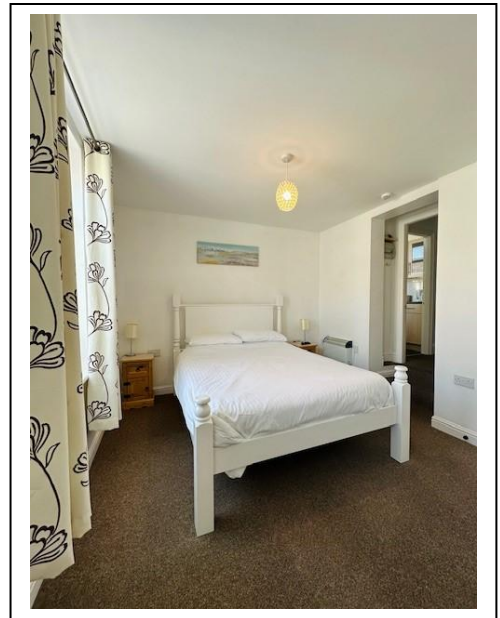
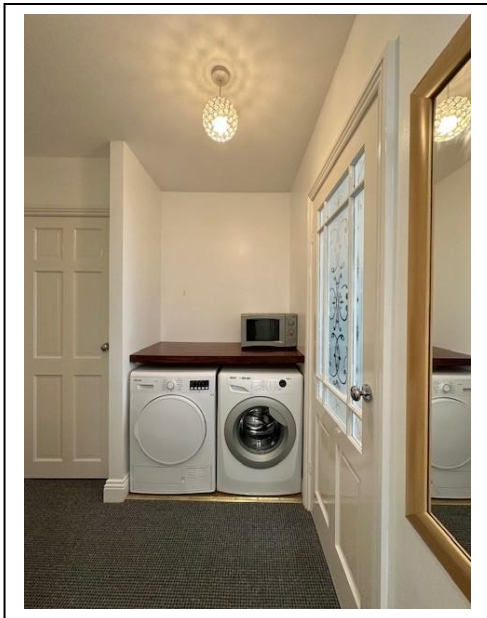
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**STARTING BID: £140,000**

**VIEWING: By appointment through Kenricks 01253 420420**



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