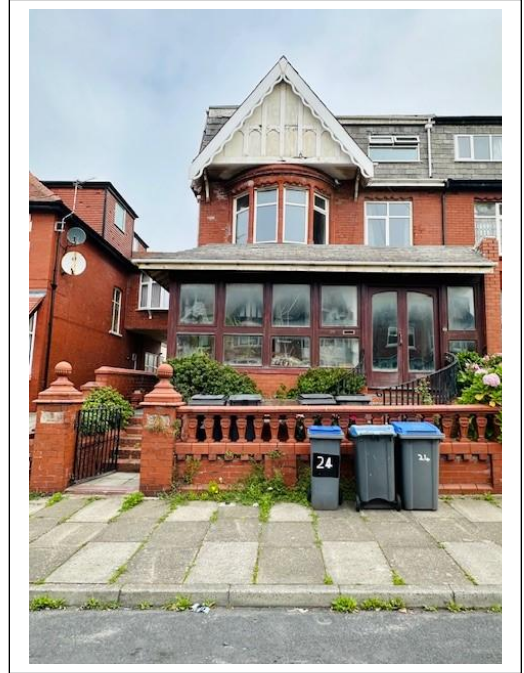


**24 King George Avenue  
Blackpool**

**REF: 00F412M**

- \* **6 Self Contained Former Holiday Flats**
- \* **North Shore, Blackpool**
- \* **Close to Promenade, Entertainments & Amenities**
- \* **In Need of Refurbishment / Modernisation**
- \* **Suitable for Serviced Accommodation / Permanent Flats Subject to Planning Permission**
- \* **Substantial Semi-Detached 3 Storey Period Property**
- \* **Car Parking for 2 Motor Vehicles**
- \* **Priced to Sell**
- \* **Viewing Recommended**



**DESCRIPTION: \*\* FOR SALE BY ONLINE AUCTION\*\*** On behalf of Pattinson Auctions, Kenricks are delighted to offer these 6 Self-Contained Former Holiday Flats for sale.

This substantial 3 storey period property is situated in the popular location of North Shore, Blackpool, being close to the Promenade, entertainments and amenities.

This spacious property is currently arranged as 6 former holiday flats, however it would be ideal to convert to serviced accommodation or permanent flats subject to planning permission.

Viewing recommended.

**REF: 00F412M**

**Ground Floor**

Main Entrance leading to:  
Spacious Hallway with 2 x Storage Cupboards

**Flat 1**

Lounge with feature fireplace leading to:  
Sun Lounge.  
Kitchen / Diner with wall and base units, dining area and ceramic tiled flooring.  
1 x Double Bedroom with fitted wardrobes.  
Bathroom with 3-piece suite comprising corner bath with shower above, sink and toilet.  
Office / Single Bedroom  
Toilet  
Workshop / Games Room (former Garage).

**Flat 2 (Annexe)**

Lounge / Bedroom.  
Kitchen.  
Bathroom, comprising of shower/sink/toilet

**First Floor**

Hallway with Storage Cupboard.

**Flat 3**

Lounge / Kitchen.  
1 x Double Bedroom.  
Bathroom comprising shower, sink and toilet.

**Flat 4**

Lounge / Kitchen with fireplace.  
1 x Double Bedroom  
Bathroom comprising shower, sink and toilet.

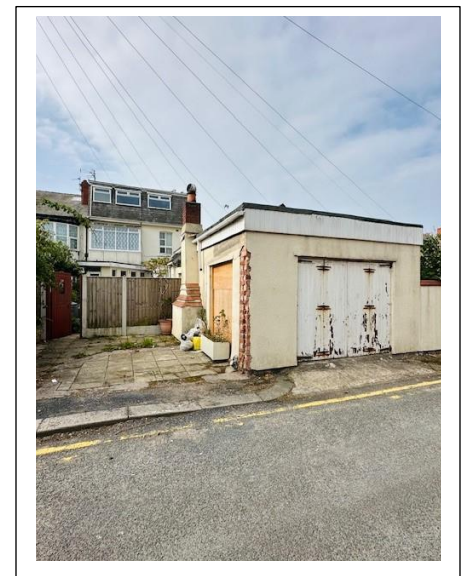
**Second Floor**

**Flat 5**

Hallway.  
Lounge / Kitchen.  
1 x Double Bedroom.  
Bathroom comprising shower, sink and toilet.

**Flat 6**

Kitchen / Lounge / Bedroom  
Bathroom comprising shower, sink and toilet.



**EXTERIOR:** Enclosed paved Garden to rear with Pond.  
Enclosed Garden to the front Parking for 2 motor vehicles to the rear of the property.

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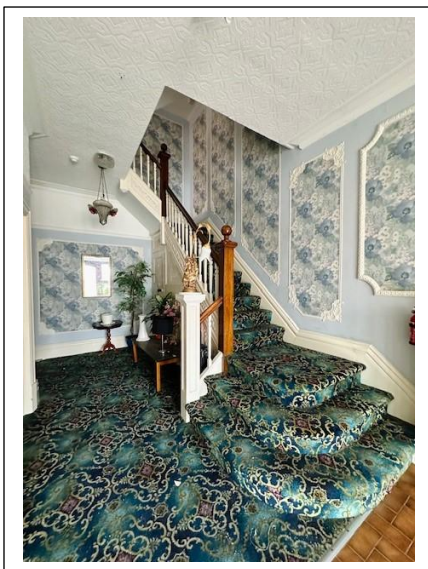
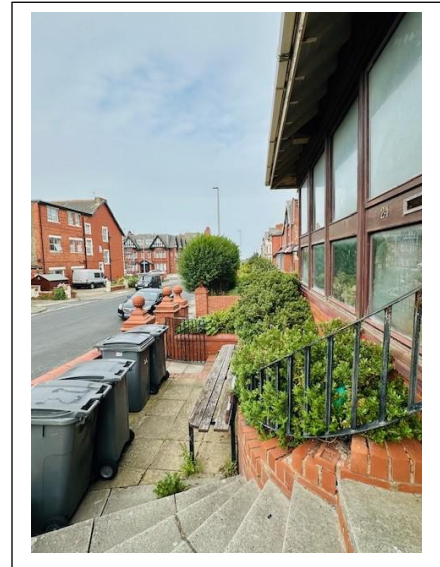
**AGENTS NOTES:** The property has gas central heating to the ground floor with a new Combi Boiler, electric heating to the upper floors that is operated on Metro Meters which feed to the landlord's supply. There is double glazing to the main building.

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

**TENURE:** Freehold.

**STARTING BID:** £144,000

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



REF: 00F412M

