

**184 Red Bank Road  
Blackpool**

**REF: INV438M**

- \* 3 Bedroom Mid Terraced House**
- \* Bispham, Blackpool**
- \* Close to Shops & Amenities**
- \* In Stunning Order Throughout**
- \* Priced to Sell**
- \* Viewing Highly Recommended**



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

The substantial house is situated in the popular residential location of Central Bispham, being close to the main shopping village, amenities and transport links.

The house is in superb order throughout having been well decorated and maintained, with outdoor space to the front and rear of the property.

The property is currently operating as serviced accommodation.

Viewing Highly Recommended.

**REF: INV38M**

**Ground Floor**

Vestibule Area

Entrance Hall leading to:

Lounge (approx. 162 sq. ft.)

Dining Room (approx. 168 sq. ft.)

Fitted Kitchen (approx. 146 sq. ft.) with integrated electric cooker, breakfast bar, tiled floor and spotlights.

Fitted Laundry Room (approx. 31 sq. ft.)

Shower Room / Wet Room (approx. 31 sq. ft.) with walk in shower, sink and toilet.

**First Floor**

Landing.

Master Bedroom (approx. 184 sq. ft.)

Twin Bedroom (approx. 131 sq. ft.)

Bathroom (approx. 37 sq. ft.) with 3-piece suite comprising bath with shower overhead, sink and toilet.

Double Bedroom (approx. 90 sq. ft.)

**EXTERIOR:** Garden area to the rear with slate chippings leading to: Garage.

Small enclosed garden to the front with slate chippings and flagged path.

**BUSINESS:** We are informed the property is currently operating as serviced accommodation with a yield of approximately £20,000 from the calendar year of 2024. The property could be let for £1,100 p.c.m. on a standard AST basis.

**AGENTS NOTES:** The property has gas central heating and double glazing. Please note buyers should read the legal pack prior to bidding in relation to items being left in the property and included as part of the sale. Sale subject to the fees, terms and conditions of Pattinson Auctions.

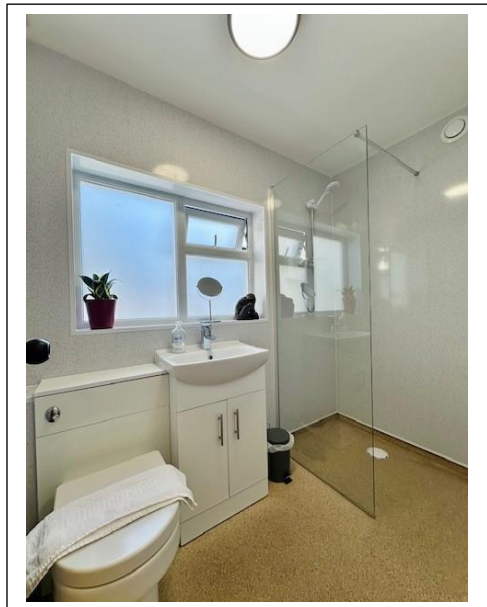
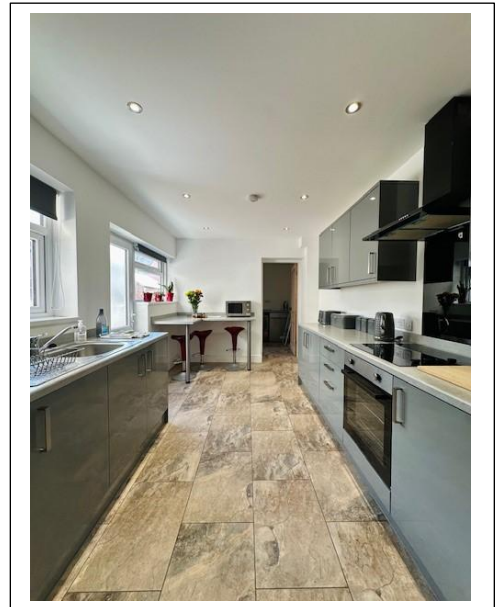
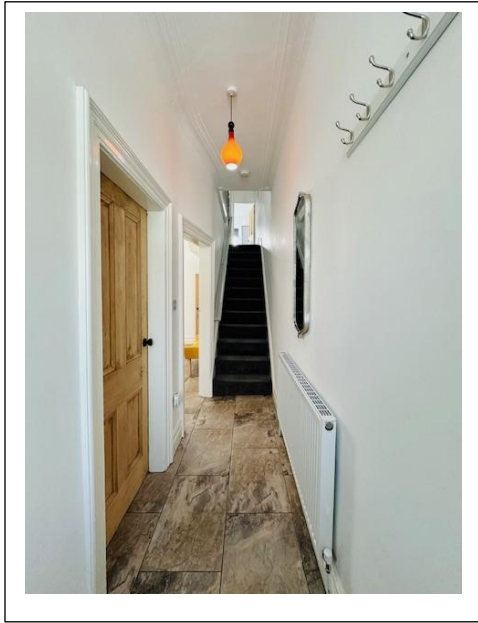
**TENURE:** Freehold.

**STARTING BID:** £150,000

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



REF: INV438M



REF: INV438M

