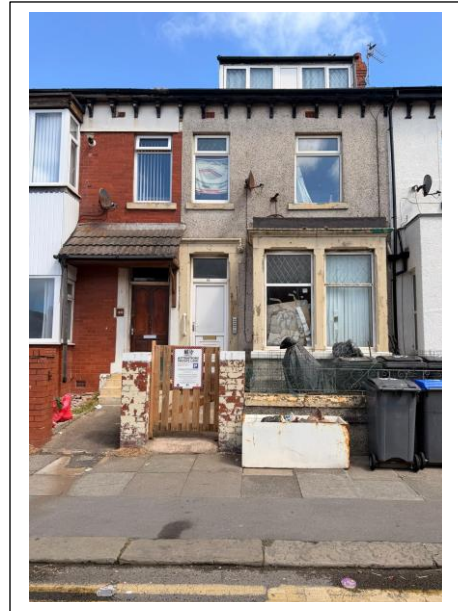


**50 Grasmere Road,  
Blackpool**

**REF: INV425M**

- \* **Investment Property**
- \* **Comprising 5 Self Contained Flats**
- \* **Central Blackpool**
- \* **Close to Town Centre, Entertainments & Amenities**
- \* **Mid Terraced Three Storey Property**
- \* **Garage**
- \* **Priced to Sell**
- \* **Draws £20,531.88 per annum**
- \* **Excellent Potential**
- \* **Viewing Recommended**



**DESCRIPTION: \*\*FOR SALE BY ONLINE AUCTION\*\*** On behalf of Pattinson Auctions, Kenricks are pleased to offer these 5 Self-Contained Flats for sale.

This mid terraced three storey property is situated in Central Blackpool, being close to the town centre, entertainments and amenities.

Viewing Recommended

**Ground Floor**

Communal Entrance leading to:  
Hallway.

**Flat 1**

Open plan Lounge/Kitchen.

Bedroom.

Bathroom comprising shower, sink & toilet.

**REF: INV425M**

**Flat 2**

Open plan Lounge/Kitchen.

Double Bedroom.

Bathroom comprising shower, sink & toilet.

**First Floor**

**Flat 3**

Lounge

Fitted Kitchen.

Double Bedroom – En-Suite comprising shower, sink and toilet.

**Flat 4**

Open plan Lounge/Kitchen/Bedroom

Bathroom comprising shower, sink and toilet.

**Second Floor**

**Flat 5**

Lounge/Double Bedroom.

Fitted Kitchen.

Bathroom comprising shower, sink and toilet.



**EXTERIOR:** Communal yard to the rear and Garage. Enclosed paved garden to the front.

**AGENTS NOTES:** The property is double glazed. All Flats have card electric meters. Sales are subject to the fees, terms and conditions of Pattinson Auctions.

**BUSINESS:** Flat 1 draws £368.33, 4 and 5 draw £368.33 pcm. When let Flat 3 draws £325 pcm. Flat 2 draws £281 pcm. There is potential to let the garage at a rent of £60 pcm.

Annual income when fully let is £20,531.88.

**TENURE:** Freehold.

**STARTING BID:** £99,950

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

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