

**46 Brook Street
Blackpool**

REF: INV568M

- * Investment Property
- * Comprising 2 Bedroom Plus Loft Room
Mid Terraced House
- * Close to Shops & Amenities
- * In Good Order Throughout
- * Priced to Sell
- * Ideal Investment Property
- * Currently Let at £8,220 PA
- * Viewing Recommended



DESCRIPTION: **FOR SALE BY AUCTION** On Behalf of Pattinson Auctions, Kenricks are pleased to offer this 2 Bedroom Plus Loft Room Mid Terraced Residential Property for sale.

The substantial house is situated in the residential location of Brook Street in Blackpool, being close to shops and amenities.

The house is in good condition throughout with an enclosed yard to the rear of the property.

The property is currently let to long-standing tenants on a shorthold tenancy agreement at a monthly rent of £685 per calendar month with potential to increase.

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Ground Floor

Open plan lounge with log burner, fitted kitchen with range of base and wall units and cooker.

Lounge area (4.50m x 4.11m)

Kitchen area (3.30m x 4.11m)

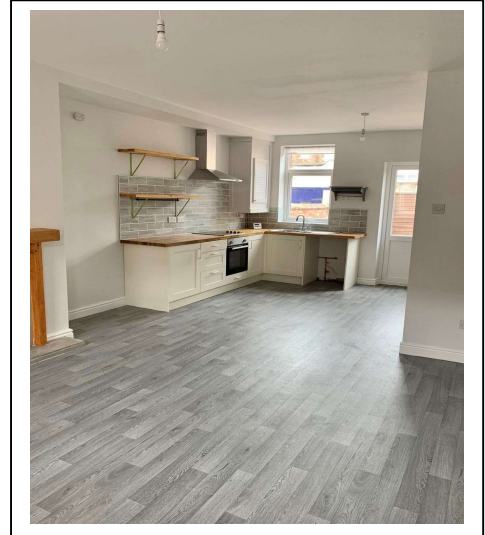
First Floor

Master Bedroom (3.42m x 4.11m)

Bedroom 2 (0.80m x 2.00m)

Loft Room (3.88m x 4.11m)

Bathroom with 3-piece suite comprising bath with shower above, pedestal hand basin and toilet.



EXTERIOR: Enclosed yard to the Rear.

BUSINESS: We are informed the property is currently let on a shorthold tenancy agreement at a rent of £685 PCM.

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: £75,000

VIEWING: By appointment through Kenricks 01253 420420.

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