

**45 Park Road
Blackpool**

REF: INV622M

- * **Investment Property**
- * **Comprising 4 Self Contained Flats**
- * **Central Blackpool**
- * **Close to Town Centre, Entertainments
& Winter Gardens**
- * **Mid Terraced Property**
- * **Priced to Sell**
- * **Draws £18,720 per annum**
- * **Excellent Rental Yield**
- * **Viewing Recommended**



DESCRIPTION: **FOR SALE BY ONLINE AUCTION** On behalf of Pattinson Auctions, Kenricks are pleased to offer these 4 Self-Contained Flats.

This substantial mid terraced property is situated in Central Blackpool, being close to the Winter Gardens, town centre and entertainments.

Viewing Recommended

Ground Floor

Communal Entrance leading to:
Hallway.

Flat 1

Kitchen / Diner

Lounge

Bedroom – En-Suite Shower with wash basin & toilet

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Flat 2

Kitchen / Diner/ Lounge
Bedroom.
Shower Room with wash basin.
Toilet.

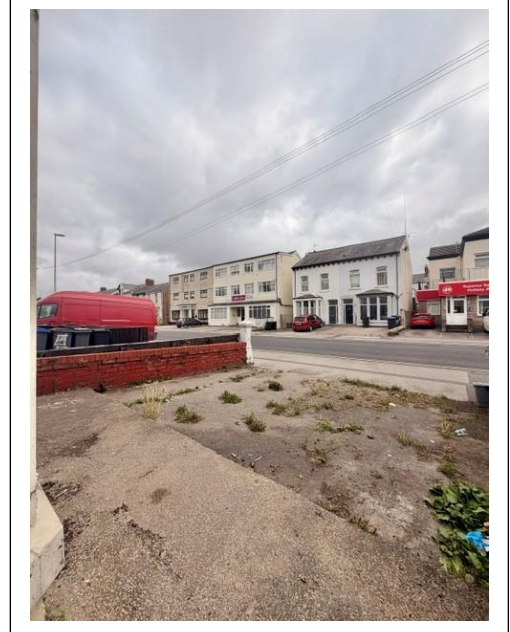
First Floor

Flat 3

Open Plan Lounge / Kitchen.
Bedroom
Shower Room with wash basin & toilet.

Flat 4

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



EXTERIOR: Forecourt to front with space for 2 motor vehicles.
Yard to the rear which is exclusive to Flat 2.

AGENTS NOTES: The property is electric only with each flat having its own metro meter installed. Double Glazed throughout.
Sales are subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: All 4 flats draw £390 pcm. A total annual income of £18,720

TENURE: Freehold.

STARTING BID: £180,000.

VIEWING: By appointment through Kenricks 01253 420420.