2 Brighton Ave
Blackpool

REF: INV632M

*** Investment Property**
*** Comprising 1 x Tenanted 2 Bedroom Flat and 2 x 1 Bedroom Self-Contained Flats (1 Tenanted)**
*** South Shore Blackpool**
*** End Terraced Period Property**
*** In Very Good Order Throughout**
*** Priced to Sell**
*** Currently Drawing £14,940**
*** Potential Income in the Region of £20,640**
*** Viewing Highly Recommended**

DESCRIPTION: ****FOR SALE BY ONLINE AUTION**** On behalf of Pattinson Auctions Kenricks are pleased to offer this Investment Property for Sale.

This end terraced period property is situated in popular residential area of Brighton Avenue in South Shore Blackpool, being close to the Promenade and Pleasure Beach Resort.

The property comprises of 1 x tenanted 2 bedroom first floor duplex flat,
1 x tenanted self-contained ground floor 1 bedroom flat and 1 x self-contained 1 bedroom lower ground floor flat.
The first floor duplex flat is currently let at a rent of £695 per calendar month. The ground floor flat is currently let at a rent of £550 per calendar month. The lower ground floor flat is currently vacant and has had recent renovation work but still needs some cosmetic completions.

The property offers fantastic ROI and needs to be viewed to be fully appreciated.

Viewing Highly Recommended

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Ground Floor
Communal Entrance to hallway with period features and stained-glass windows, leading to:

Ground floor Flat
Double Bedroom with bay window.
Lounge.
Fitted Kitchen with wall and base units, oven, integrated dishwasher, fitted wine fridge and laminate flooring and doorway for access to Rear Yard.
Bathroom with 4-piece suite comprising shower cubicle, bath, toilet and sink with UPVC coated walls, vinyl flooring and wooden cladded ceiling.

Lower Ground Floor Flat
Accessed by the communal ground floor hallway:

Period feature staircase leading to:
Open Plan Lounge / Kitchen. (Plumbing and electrics are in place as the flat has been recently rewired and replastered, but it still needs kitchen units fitting. The lounge/kitchen also needs flooring fitted.)
Bathroom comprising shower, toilet and sink. The bathroom has been recently renovated with new fittings and fixtures and has stylish marble effect tiles to the floor and shower walls.
Double Bedroom with window which has a feature alcove letting light from an exterior glass ground floor panel above, allowing ventilation also.
Storage Room.

First Floor Duplex Flat
Accessed by the stairs from communal ground floor hallway. The staircase up to the flat is open so this flat is not currently self-contained, this just needs a separation putting in place to make it self-contained.
First Floor:
Fitted Kitchen with wall and base units and tiled flooring.
Lounge with bay window and period fireplace.
Double Bedroom
Second Floor:
Bathroom comprising 3-piece suite with bath with shower, toilet and sink, tiled walls and vinyl flooring.
Double Bedroom with partially vaulted ceilings.

EXTERIOR: Paved Yard to the rear of the property with small outhouse.

AGENTS NOTES: The property has double glazing, gas central heating to ground floor and first floor and Electric only to lower ground, and an L2 Fire Alarm installed. The lower Ground floor flat has been rewired, replastered and has had a new pump system installed that extracts wastewater to the main drain.

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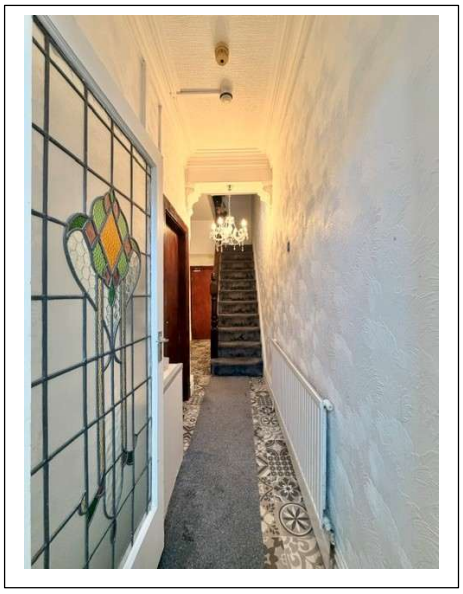
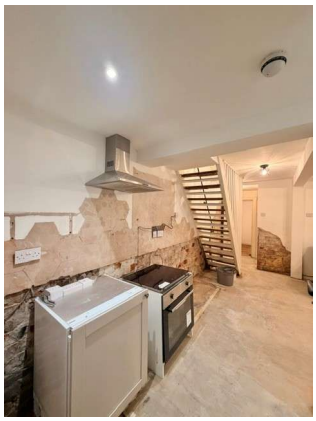
Sales are subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: The ground floor flat is currently let at a rent of £550 per calendar month. The first-floor duplex flat is currently let at a rent of £695 per calendar month. The lower ground floor flat is currently vacant and needs a little attention. After cosmetic completion to a good standard, we believe this flat could draw in the region of £475 per calendar month.
Current income is £14,940 per annum with potential to rise to approximately £20,940 per annum offering fantastic ROI.

TENURE: Freehold.

STARTING BID: £130,000

VIEWING: By appointment through Kenricks 01253 420420.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