



Ringbane Hotel, 14 St. Chads Road, Blackpool, FY1 6BP Offers in excess of £120,000

Goodmove are delighted to present this eleven bedroom mid terraced house for a quick sale.

The property is situated along St Chads Road, just off the popular Lytham Road in South Shore, Blackpool. The area is a large mix of commercial and residential properties with an extremely high level of footfall and traffic and it is a short walk to the promenade. Blackpool is located 9.6 miles south of Fleetwood, 17 miles west of Preston and 50 miles northwest of Manchester.

Accommodation briefly comprises:

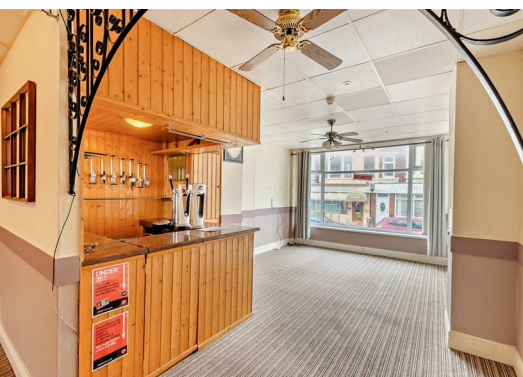
Ground floor - Main entrance leading to: Open plan bar, lounge, dining room and fitted Kitchen with wall and base units. Storage area. Shower and Toilet.

Lower ground floor - Private accommodation continued. Two bedrooms. Office/Storeroom. Bathroom. Storeroom/Workshop. Two additional rooms.

First Floor - One family bedroom with en-suite. Three double bedrooms all en-suite. Toilet. Laundry cupboard.

Second Floor - One family suite comprising two double bedrooms and an en-suite. Three double bedrooms each with en-suite. Toilet.

The property has been attractively priced to promote a quick sale and would invite all buyers in a position to proceed to view. Please call for more information.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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