



## 9 Northumberland Avenue, Blackpool, FY2 9SB

We welcome to the market a beautiful 4 star accredited hotel in the sought after location of Queens Promenade. This high end hotel has been kept to a impeccable standard throughout by the long standing owners. Recently having a new roof, full decoration throughout, there are phase three electrics into the building. L2 fire system has had a full electrical test and service. All bathrooms & En suite tiled to a very high standard incorporating isolation valves on toilets, sinks and shower pipes. Electric boxes on each floor so could be converted into apartments in the future. The current owners have a lot of repeat business year after year & strong accounts which resulted in last year being a very good year for them.

**Price £285,000**

# 9 Northumberland Avenue

, Blackpool, FY2 9SB



- Beautiful nine bedroom nine bathroom hotel with owners accommodation
- Impeccable standard throughout
- New roof
- Queens Promenade location
- Rear garden & parking
- Strong accounts
- Grand Entrance hall

## External

### Entrance

Lovely grand entrance hall, stairs to the first floor. Reception area

### Ground floor Sun room

Large UPVc double glazed windows, laminate style flooring. Radiator.

### Lounge

18'4" x 14'1" (5.6 x 4.3 )

Generously sized lounge with bay window, radiator.

### Dining room

25'7" x 13'1" (7.8 x 4.0 )

Seats 20 guest. French doors opening out onto the rear garden.

### Kitchen

19'4" x 13'5" (5.9 x 4.1 )

Fitted wall and base units with worktops throughout. Two intergrated fridge freezers, two washing machine/ dryers, dishwasher, salamander grill , two ovens. Eight ringed gas hob, tiled flooring. UPVc double glazed window.

### Apartment One - first floor

17'8" x 14'5" (5.4 x 4.4 )

Spacious apartment, large bay UPVc double glazed window.

Wardrobes, fitted bedroom furniture. Radiator.

### Apartment One - En suite

Walk in shower cubicle with fully tiled walls and floor, Wc. Wash hand basin, Obscure UPVc double glazed windows.

### Apartment two - first floor

16'0" x 13'5" (4.9 x 4.1 )

Another lovely, spacious apartment. Double & single beds. Fitted wardrobes, desk and bedroom furniture. Wall mounted television, radiator. Bedside cabinets & lamps, mirror.

### Apartment two - En suite

Spacious En suite, walk in shower cubicle. Fully tiled walls and floor, chrome heated towel rail. Wc, fitted mirror with lights and shelving. Wash hand basin.

### Apartment three - first floor

17'0" x 11'5" (5.2 x 3.5 )

Beautiful spacious apartment, fitted desk with seating area. Two UPVc double glazed windows, radiator. Wardrobes. Two single beds with bedside cabinets and lamps & mirror.

### Apartment three - En suite

Walk in shower cubicle. Fully tiled walls and floor, Wc. Wash hand basin, fitted mirror with lights & shelving.

### Apartment four - first floor

15'5" x 10'5" (4.7 x 3.2 )

UPVc double glazed window, double and single beds with bedside cabinets & lamps. Radiator, wall mounted television. Fitted wardrobes. Fitted mirror and shelving.

### Apartment four - En suite

Walk in shower cubicle fully tiled. Chrome heated towel rail, Wc. Wash hand basin, fully tiled walls and floor, fitted mirror with lights and shelving.

### Apartment five - second floor

UPVc double glazed window, double & single beds. Wardrobes, fitted desk and drawers. Bedside cabinets with lamps. Wall mounted television.

### Apartment five - En Suite

Stunning En suite , walk in shower cubicle fully tiled. Wc, wash hand basin. Obscure UPVc double glazed window, fully tiled walls and floor. Fitted mirror with lights and shelving.

### Apartment six - second floor

12'9" x 9'2" (3.9 x 2.8 )

Another lovely room bright & airy. UPVc double glazed window, double bed. Wardrobe, bedside cabinets & lamps. Radiator.

### Apartment six - En Suite

Walk in shower cubicle fully tiled. Wash hand basin, Wc. Chrome heated towel rail, fully tiled walls and floor. Fitted mirror with lights and shelving.

### Apartment seven second floor

14'1" x 12'9" (4.3 x 3.9 )

Double & single beds. UPVc double glazed window window, fitted wardrobes and drawers. Fitted desk & mirror. Radiator, wall mounted television.

### Apartment seven- En suite

Walk in shower cubicle, Wc. Fully tiled walls and floor, wash hand basin. Obscure UPVc double glazed window. Fitted mirror , light & shelving. Chrome heated towel rail.

### Room 8 second floor

14'5" x 13'5" (4.4 x 4.1 )

Another high class room . Two double beds, fitted wardrobes & bedroom furniture. Radiator, bedside lamps. Two UPVc double glazed windows.

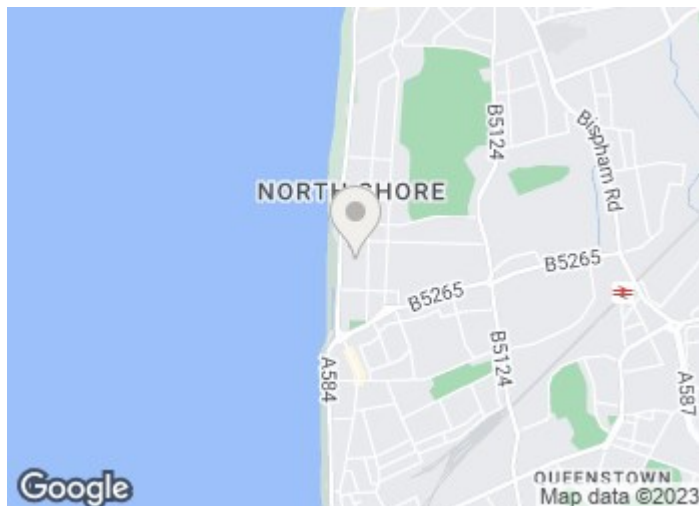
### Apartment eight- En suite

Walk in shower cubicle fully tiled. Obscure UPVc double glazed windows, wash hand basin. Fully tiled walls and floor, Wc. Fitted mirror and light, Wc.

### Apartment 9 second floor

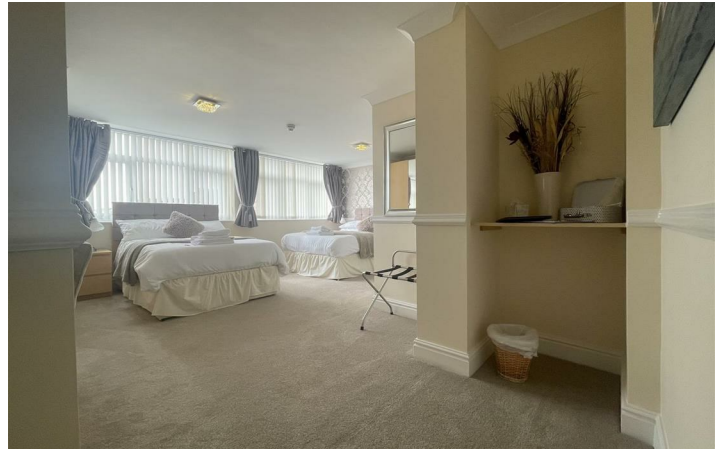
19'0" x 18'0" (5.8 x 5.5 )

Beautiful & spacious room twin room with high end En suite. Two



## Directions





# Floor Plan

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