



HUNTERS[®]
HERE TO GET *you* THERE

Yates Street, Blackpool, FY1 2DB | £135,000
Call us today on 01253 362640



THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

HUNTERS

****END TERRACED HOUSE, ARRANGED AS FOUR FLATS WITH A GOOD RETURN ON INVESTMENT, NO CHAIN**** End Terraced House which is arranged as Four Flats Comprising Two Flats to the Ground Floor, Two Flats on the First Floor, Off Road Parking for several vehicles, No Chain Involved. The property offers a 13% ROI based on the asking price and the current Rental Rates

GROUND FLOOR

(FLAT 1)

LOUNGE/KITCHEN

4.60m (15' 1") x 4.22m (13' 10")

BEDROOM

4.06m (13' 4") x 3.45m (11' 4")

BATHROOM

3.35m (11' 0") x 1.14m (3' 9")

(FLAT 2)

LOUNGE

3.73m (12' 3") x 3.91m (12' 10")

KITCHEN

1.88m (6' 2") x 2.92m (9' 7")

BEDROOM

1.90m (6' 3") x 4.95m (16' 3")

BATHROOM

1.02m (3' 4") x 2.03m (6' 8")

OUTSIDE USE

FIRST FLOOR LANDING

(FLAT 3)

LOUNGE

4.52m (14' 10") x 4.06m (13' 4")

KITCHEN

2.67m (8' 9") x 2.57m (8' 5")

BEDROOM

4.06m (13' 4") x 3.45m (11' 4")

BATHROOM

1.88m (6' 2") x 1.57m (5' 2")

(FLAT 4)

LOUNGE/BEDROOM

3.78m (12' 5") x 3.91m (12' 10")

KITCHEN

1.93m (6' 4") x 3.86m (12' 8")

BATHROOM

2.24m (7' 4") x 2.01m (6' 7")

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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