



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Central Drive, Blackpool, FY1 5HY | Price £130,000  
Call us today on 01253 362640



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

### 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.

**\*\*GREAT INVESTMENT OPPORTUNITY, BLOCK OF TWO FLATS WITH NO ONWARD CHAIN\*\* Mid Terraced Property arranged as 2 Flats (1 x 1 Bed & 1 x 2 Bed). Comprising Ground Floor; Communal Entrance, Lounge, Kitchen, Bedroom, Study and a 3 Piece Bathroom, To the First Floor there is an open plan Lounge Kitchen, 2 Bedrooms & a Bathroom. Gardens to Front & Rear/Off Road Parking, Sold with No Onward Chain Involved, Potential Income of around £12,600pa (approx 10% ROI)**

**COMMUNAL VESTIBULE**

Double glazed entrance door, entrance for both flats

**COMMUNAL HALLWAY**

**GROUND FLOOR FLAT**

**LOUNGE**

15'5" x 12'3"

Double glazed walk in bay window to front, electric heater

**KITCHEN**

10'8" x 9'11"

Fitted base and wall units, electric oven, electric hob with extractor hood over, stainless steel sink with mixer taps and tiled splashbacks, plumbing for washing machine, double glazed window to side, double glazed door to side

**BEDROOM**

6'3" x 5'8"

Double glazed window to rear, electric heater

**BATHROOM**

6'3" x 5'8"

Fitted with a 3 piece suite comprising low level wc, panelled bath with shower over, pedestal wash hand basin, tiled walls, double glazed window to side

**OFFICE/STORE**

Electric heater

**FIRST FLOOR FLAT**

**OPEN PLAN LOUNGE/KITCHEN**

20'4" x 16'7"

Double glazed window to front, chimney breast, electric heater, Fitted base and wall units, electric oven, electric hob with extractor hood over, stainless steel sink with mixer taps and tiled splashbacks, plumbing for washing machine, double glazed velux window to rear

**BEDROOM 1**

10'6" x 9'4"

Double glazed window to side, electric heater

**BEDROOM 2**

10'5" x 7'0"

Double glazed window to side, electric heater

**BATHROOM**

9'4" x 6'8"

Fitted with a 3 piece suite comprising low level wc, panelled bath with shower over, pedestal wash hand basin, tiled walls, double glazed window to side

**OUTSIDE**

Rear Yard/Parking Area

Ground Floor



First Floor



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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