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COMMERCIAL ESTATE AGENTS

227/229 Church Street, Blackpool, FY1 3PB

**Specialists for over 50 years in the sale and valuation of businesses, hotels and all types of commercial properties.**

NB: The particulars set out in these details do not form part of an offer of contract. Any intending tenant/purchaser must satisfy self by inspection or otherwise as to their accuracy. Neither Kays nor the vendor has any authority to make or give any representation or warranty in relation to this property.



### **House in Two Flats**

**Reference: 011781**

**Freehold Price: £150,000**

**17/17a Forest Gate, Blackpool, FY3 9AW**

**VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.**

**DESCRIPTION:** Well presented double fronted end terraced house located in a good and popular residential area close to Stanley Park. The house consist of two one bedroom flats each with their own private entrance and separate utilities. Rental income £13,800 per annum. Excellent letting area close to Blackpool Victoria Hospital and Whitegate Drive Medical Centre. Viewing recommended.

**LOCATION:** On the southerly frontage of Forest Gate which runs from Whitegate Drive to North Park Drive and Stanley Park. A popular residential area within walking distance of Blackpool Victoria Hospital, Whitegate Medical Centre, Blackpool Cricket Club, Stanley Park Golf Club and all the shops in the local shopping area along Whitegate Drive.

**ACCOMMODATION**

**GROUND FLOOR:** No 17a - Side private entrance; Kitchen 2.63m x 2.36m; Living room 5.63m x 3.11m; Bathroom shower, bath, wc & wash hand basin; Bedroom 5.64m x 3.42m; Under stairs store.

**FIRST FLOOR:** No 17 - Front private entrance with stairs to landing; Living room 3.41m x 4.62m; Bedroom 3.5m x 3.25m; Kitchen 2.66m x 2.4m; Bathroom with bath, shower, wc & wash hand basin

**EXTERIOR:** Front walled garden with privet hedge; Side yard, bin store and lean to shed.

**BUSINESS:** 17a - £600 pcm

17 - £515 pcm

Total £1,115 pcm. £13,380 per annum.

**SERVICES:** Separate utilities. Gas central heating and double glazing.

**TENURE:** Freehold