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ESTATE AGENTS & VALUERS

FOR SALE
172 Central Drive
Blackpool
Lancs FY1 5EA



**In need of Full Repair and Refurbishment
Of Interest to Speculators, Investors, Cash Buyers Only**

- Two storey, end terraced unit
- Ground Floor Former Café Retail / First Floor Residential
- Offering great potential
- Deceptively spacious
- No forward chain – Immediately available

Price: Offers in the Region of £50,000



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Description

The property comprises an end terrace, two storey unit having a former cafe to the ground floor with ancillary kitchen/ storage and facilities and living accommodation to the first floor opening up to an attic style room within the roof void.

The property is situated to a busy main thoroughfare, Central Drive and there are numerous other similar type and aged dwellings and retail shops and service providers within the immediate vicinity.

Accommodation

The accommodation briefly comprises:-

To The Ground Floor

Former Cafe 9.3m X 4.6m, designed to split level and incorporating a service counter
Kitchen 6.0m x 1.9m
Ladies WC
Gents WC

A staircase leads out of the kitchen to the private living accommodation comprising:-

To The First Floor

Landing
Lounge to the front 4.63m x 4.28m with chimney breast incorporating gas cobble effect fire, radiator removed. There is an open staircase leading to the attic style bedroom
Bedroom 1 to the middle 4.15m x 2.8m with chimney breast, double radiator and boiler cupboard incorporating combi gas fired central heating boiler
Bathroom/wc combined 3.45m x 1.93m with three piece suite comprising corner bath, wash hand basin and low WC suite. There is a Triton shower unit over the bath and plumbing for a washing machine

Attic style Bedroom 3.56m x 3.24m overall maximum dimensions and incorporating shower cubicle and separate WC with wash basin

Externally

The property fronts and sides directly to the public footpath/ side passage.

There is a small enclosed yard to the rear with brick store.

Tenure

Freehold

Services

The property enjoys the benefit of all main services together with partial PVCu double glazing.

Council Tax

The ground floor former café is assessed for Business Rates as a Shop & Premises at a Rateable value of £3,450.

The first floor accommodation is placed in Band A for Council Tax purposes.

The above information requires confirmation through the Local Authority.

Price

Offers in the Region of £50,000

EPC

To be obtained.

FURTHER INFORMATION

All viewings and negotiations should be conducted strictly through the Sole Selling Agent:

Contact: Michael Cuddy

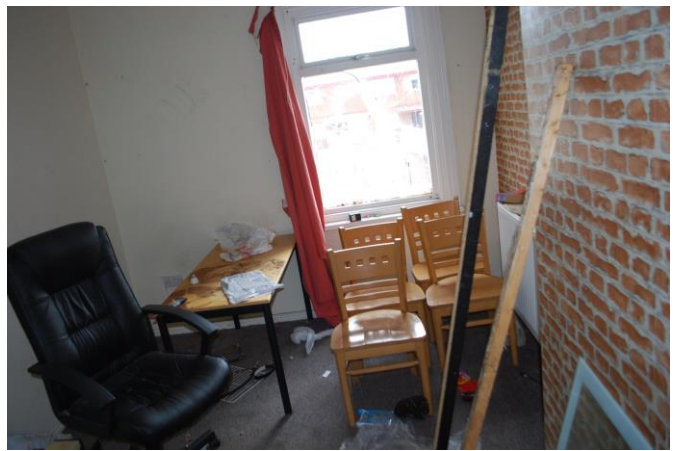
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