



Pleasant Street, Blackpool, FY1 2HU

****EXCELLENT INVESTMENT OPPORTUNITY WITH POTENTIAL FOR CONVERSION INTO TWO SELF CONTAINED FLATS WITH THE POSSIBILITY OF GRANTS AVAILABLE**** Double fronted retail premises with a separate 3 Bed Flat above, situated in a Popular & Convenient Location consisting; Ground Floor, Sales Shop, Store Room/Workshop, Downstairs WC, To the First Floor there is a Lounge, Kitchen, 3 Bedrooms & a Bathroom, Enclosed Rear Yard, No Onward Chain Involved

Asking Price: £100,000

HUNTERS®
HERE TO GET *you* THERE

Pleasant Street, Blackpool, FY1 2HU

SHOP AREA 1

6.71m (22' 0") x 3.12m (10' 3")

Shuttered window to front, entrance door, counter and shelving, radiator

SHOP AREA 2

2.24m (7' 4") x 6.45m (21' 2")

Window to front, radiator, shelving

STOCK ROOM/WORKSHOP

4.95m (16' 3") x 3.51m (11' 6")

Workbench, storage shelves, door to rear yard

DOWNSTAIRS WC

Low level wc, wash hand basin

HALLWAY

Entrance Hallway to the side of the shop offering private access to the flat above, entrance door, staircase to first floor landing, radiator

LANDING

LOUNGE

3.45m (11' 4") x 4.04m (13' 3")

Double glazed window to front, electric fire set in feature surround, radiator

KITCHEN

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

Fitted base and wall units with round edge worktops, stainless steel sink, space for fridge freezer

BEDROOM 1

3.61m (11' 10") x 3.43m (11' 3")

Double glazed window to front, radiator

BEDROOM 2

3.48m (11' 5") x 2.29m (7' 6")

Double glazed window to rear, radiator

BEDROOM 3

2.57m (8' 5") x 3.18m (10' 5")

Double glazed window to side, radiator

BATHROOM

2.57m (8' 5") x 1.63m (5' 4")

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

OUTSIDE

Enclosed rear yard

ENERGY PERFORMANCE RATING

«EpcGraph»

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 09:00 - 17:30

Saturday: 09:00 - 16:00

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 25-27 Highfield Road, Blackpool, FY4 2JD 01253 362640

blackpool@hunters.com

VAT Reg. No 228 5371 01 | Registered No: 09893050 England & Wales
Registered Office: 25 - 27 Highfield Road, Blackpool, Lancashire. FY4 2JD
A Hunters Franchise owned and operated under licence by Welwood Estates Limited

DISCLAIMER

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.