



**10 NORWOOD AVENUE, BLACKPOOL,
LANCASHIRE, FY3 7DJ**

GUIDE PRICE £125,000



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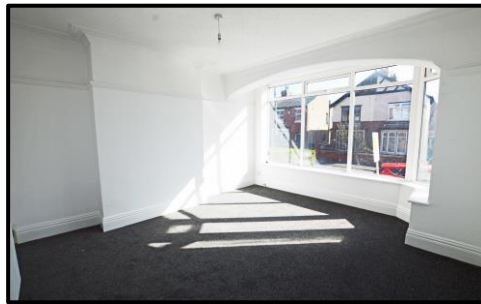
INVESTMENT PROPERTY WITH CURRENT INCOME & FURTHER POTENTIAL...

This traditional semi-detached house has been split in to two residential, self-contained flats and received refurbishment by the current vendors approximately five years ago.

An income is already being generated to the ground floor flat.

An Ideal opportunity for an investor or perhaps somebody looking to receive an income whilst occupying one of the flats!

Ground Floor



First Floor

Location: Situated just off Westcliffe Drive and Poulton Road in Layton centre.

Style: Traditional semi-detached house, split into two self-contained residential flats.

Condition: The property was renovated approximately 5 years ago and has been let comfortably since.

Accommodation: Communal entrance vestibule with doors to each flat. GROUND FLOOR FLAT; entrance hall, lounge, separate kitchen, double bedroom, bathroom and separate W.C. FIRST FLOOR FLAT; landing area, lounge, kitchen, double bedroom and bathroom.

Outside: On street parking, small front garden and medium size patio garden which currently the ground floor flat has sole use of.

Services: All mains services are connected, gas central heating to the ground floor flat and electric heating to the first floor.

Tenure: We are advised the tenure of this property is freehold.

Council Tax: The flats are both listed from an online search as council tax band A (Blackpool council)

Viewings: By telephone appointment strictly through the Agents office.