



- Block Of Three One Bedroom Flats
- Sold With The Advantage Of Two Sitting Tenants
- Achieving Rental Income Of £235 Per Week
- Close To Local Amenities & Schools

**Warley Road, Blackpool, FY1**

**£99,950**

**INVESTMENT OPPORTUNITY - BLOCK OF THREE ONE BEDROOM FLATS - GREAT LOCATION WITHIN WALKING DISTANCE TO BLACKPOOL TOWN CENTRE - SOLD WITH THE ADVANTAGE OF SITTING TENANTS IN TWO FLATS - CALL ROMAN JAMES ESTATES TO VIEW ON 01253 978888**



## Property Description

### FLAT ONE

Entrance via communal door to front.

#### LOUNGE

11' 3" x 12' 4" (3.45m x 3.76m)

#### KITCHEN

8' 3" x 5' 10" (2.54m x 1.80m)

#### BATHROOM

5' 10" x 5' 0" (1.80m x 1.53m)

#### BEDROOM

8' 4" x 12' 0" (2.56m x 3.66m)

### FLAT TWO

Entrance via communal door to front.

#### LOUNGE

12' 5" x 12' 7" (3.81m x 3.85m)

#### KITCHEN

9' 2" x 7' 1" (2.80m x 2.17m)

#### BEDROOM

7' 9" x 12' 9" (2.38m x 3.90m)

#### BATHROOM

4' 11" x 5' 1" (1.52m x 1.56m)

### FLAT THREE

Entrance via communal door to front.

#### LOUNGE

10' 5" x 11' 3" (3.18m x 3.45m)

#### KITCHEN

8' 4" x 10' 2" (2.56m x 3.10m)

#### BEDROOM

10' 2" x 7' 6" (3.10m x 2.30m)

#### BATHROOM

5' 1" x 3' 8" (1.56m x 1.12m)

### INFORMATION

#### Rental Income

Flat 1 £85.00pw

Flat 2 £65.00pw - vacant

Flat 3 £85.00pw





#### TENURE

All prospective purchasers should verify this information with their solicitors prior to exchange of contracts.

#### FIXTURES & FITTINGS

All fixtures & fittings are excluded from the sale unless separately included within the legal 'fixtures and fittings' details.

#### PROPERTY MISDESCRIPTIONS ACT

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

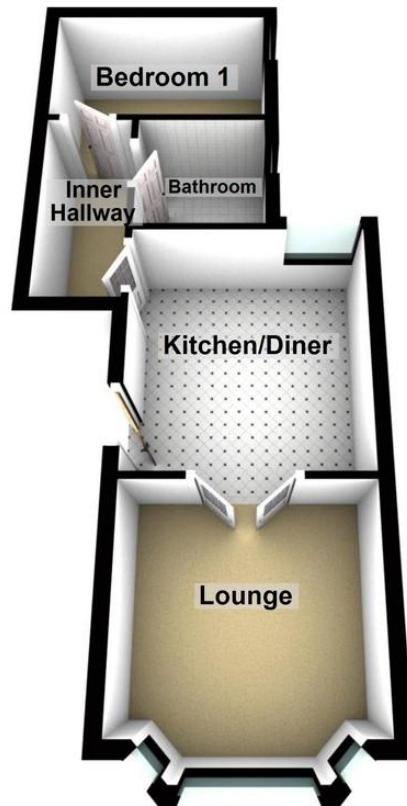
#### MEASUREMENTS

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

#### GENERAL

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

## Ground Floor



EPC TO FOLLOW

29 Whitegate Drive, Blackpool,  
Lancashire, FY3 9AA

[www.romanjamesestates.co.uk](http://www.romanjamesestates.co.uk)  
01253 978888  
[info@romanjamesestates.co.uk](mailto:info@romanjamesestates.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements