



Pleasant St & Mount St, Blackpool

Lancashire

- **FANTASTIC INVESTMENT OPPORTUNITY**
- **2 SUBSTANTIAL MID TERRACED HOUSES**
- **ACCOMMODATION OVER 3 FLOORS**
- **POTENTIAL INCOME £18,520 PER ANNUM**

£185,000

EPC Rating 'TBC'



Pleasant Street & Mount Street, Blackpool



Property Description

Fantastic investment opportunity in the form of these two substantial mid terraced properties with a potential income of £1,8519.96 per annum. Situated in a convenient location close to the town centre, promenade, shops and other local amenities.

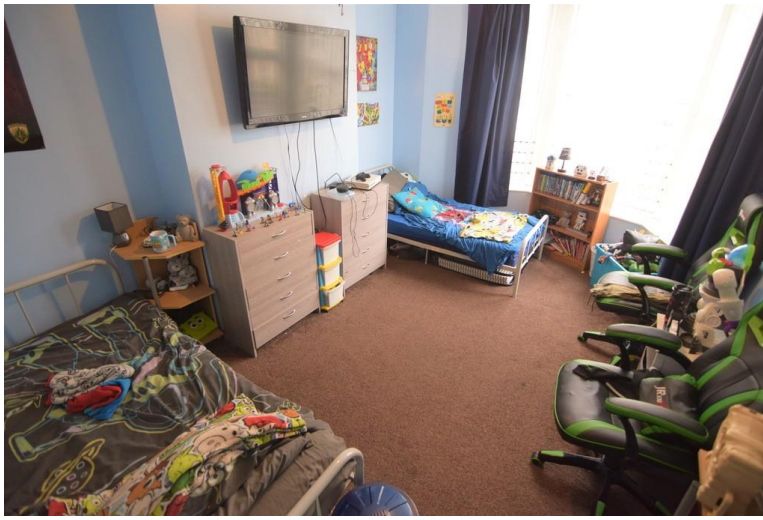
Accommodation briefly comprising:

Pleasant St- large entrance hallway, lounge, kitchen, two first floor double bedrooms, four piece family bathroom, separate wc and two further double bedroom to the second floor with separate wc. Externally with a small yard area to the front.

Mount St- entrance hallway, lounge, kitchen, first floor bedroom, four piece family bathroom, office/cot room and a further two bedrooms to the second floor with separate wc. Externally with a small yard area to the front.

Pleasant St is currently tenanted with an income of £693.33 PCM. Mount St is currently empty but is being advertised at £850.00 PCM.





PLEASANT STREET

HALLWAY

UPVC exterior door. Stairs to the first floor. Laminate floor. Central heating radiator. Meter cupboard.

LOUNGE

15' 41" x 13' 04" (5.61m x 4.06m) Double glazed bay window to the front. Central heating radiator. Laminate floor.

KITCHEN

16' 48" x 11' 63" (6.1m x 4.95m) A range of fitted wall and base units with complementary work surfaces. Tiled splash backs. One and a half bowl stainless steels sink unit. Plumber for washing machine. Electric oven, hob and extractor over. Double glazed window to the rear. Central heating radiator.

STAIRS & LANDING

Stairs to the first floor.

WC

Low flush wc. 1/2 tiled elevations. Tiled floor. Extractor. Double glazed window.

BEDROOM 1

13' 39" x 11' 73" (4.95m x 5.21m) Double glazed window to the rear. Central heating radiator.

BEDROOM 2

15' 07" x 10' 78" (4.75m x 5.03m) Double glazed bay window to the front. Central heating radiator.

BATHROOM

Four piece suite comprising shower cubicle, panelled bath with shower over, pedestal wash hand basin and low flush wc. Half tiled elevations. Tiled floor. Chrome heated towel rail. Extractor. Double glazed window to the front. Spotlights.



STAIRS AND LANDING

Stair to the second floor.

WC

Low flush wc. 1/2 tiled elevations. Tiled floor. Extractor. Double glazed window.

BEDROOM 3

11' 54" x 12' 51" (4.72m x 4.95m) Double glazed window to the rear. Central heating radiator.





BEDROOM 4

18' 05" x 10' 83" (5.61m x 5.16m) Two double glazed windows to the front. Central heating radiator.

MOUNT STREET

HALLWAY

UPVC exterior door. Storage cupboard. Double glazed window. Stairs to the first floor.

LOUNGE

10' 98" x 10' 83" (5.54m x 5.16m) Double glazed window. Central heating radiator.



KITCHEN

11' 65" x 11' 08" (5m x 3.56m) A range of fitted wall and base units with complementary work surfaces. Tiled splash backs. One and half bowl stainless steel sink unit with mixer tap. Wall mounted boiler. Electric hob, oven and extractor over. Plumber for washing machine. Spotlights. Double glazed window.

STAIRS AND LANDING

Double glazed window. Stairs to the second floor.

BEDROOM 1

11' 11" x 10' 93" (3.63m x 5.41m) Double glazed window. Central heating radiator.



OFFICE/COT ROOM

11' 55" x 8' 60" (4.75m x 3.96m)

BATHROOM

10' 57" x 6' 43" (4.5m x 2.92m) Four piece suite comprising shower cubicle, panelled bath with shower over, pedestal wash hand basin and low flush wc. Half tiled elevations. Tiled floor. Chrome heated towel rail. Double glazed window. Spotlights.

STAIRS AND LANDING

BEDROOM 2

11' 13" x 10' 91" (3.68m x 5.36m) Double glazed window. Central heating radiator.

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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



BEDROOM 3

11' 43" x 11' 64" (4.44m x 4.98m) Double glazed window. Central heating radiator.

WC

Low flush wc. 1/2 tiled elevations. Tiled floor.

