

NB: The particulars set out in these details do not form part of an offer of contract. Any intending tenant/purchaser must satisfy self by inspection or otherwise as to their accuracy. Neither Kays nor the vendor has any authority to make or give any representation or warranty in relation to this property.

**73 Waterloo Road
BLACKPOOL FY4 1AD**

Ref: T 7722 bc

- * 3 Shops Plus 2 Maisonettes
- * Established Trading Location For Shops
- * Fully Refurbished Maisonettes October 2010
- * Corner Position
- * Immaculately Appointment
- * Maisonettes May Suit Residential Mortgage

**PRICE: £199,950 Freehold**

DESCRIPTION: An outstanding opportunity to purchase an imposing corner property fronting the busier part of Waterloo Road. Arranged as 2 shops on the Waterloo Road frontage and 1 shop on Hill Street (which is presently let). 1 x 3 bedroom and 1 x 2 bedroom maisonettes to the 1st and 2nd floors are quite outstanding in terms of their appointment. New high spec kitchens and bathrooms accompanied by large living spaces making excellent letting units or possibly separately mortgaged households - post deed separation.



GROUND FLOOR SHOP 1: Corner aspect over Waterloo Road with suspended ceiling (approx 250 sq ft); additional storage to rear (approx 63 sq ft); kitchenette and wc. **SHOP 2:** Fronting Waterloo Road with suspended ceiling (approx 200 sq ft); rear space (approx 30 sq ft) including wc and kitchenette. **SHOP 3:** Fronting Hill Street (approx 400 sq ft), presently let as a second hand goods shop includes storage and wc.

FIRST FLOOR APARTMENT 1: KITCHEN appointed to a high specification with modern fitted units in size extending approx 13' x 13'; MAIN LOUNGE approx 17' 02 x 13' 05; BEDROOM/Box Room 1: 9'5 x 5'1;

SECOND FLOOR Apartment 1 continued: BEDROOM 2: 13'6 x 13'7; BEDROOM 3: 13'4 x 13'6; BATHROOM with new 3 piece suite 10'7 x 6'10. **APARTMENT 2:** LOUNGE approx 19'6 x 11'11; KITCHEN with newly fitted units approx 12'4 x 11'3; BATHROOM with 3 piece suite 11'9 x 5'9; BEDROOM 1: 14' x 10'4; BEDROOM 2: 11' x 8'3.

SERVICES: Each FLAT has own boiler, Gas meter and Electric meter. The property has double glazing.

BUSINESS: SHOP 3: (Hill Street) presently let at £60 pw

EXTERIOR: Side Parking for 1 vehicle

