

LOT  
48

8 Baron Road, Blackpool FY1 6JU

GUIDE PRICE **£30,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroom first floor self-contained flat benefiting from double glazing, central heating and accessed via its own separate side entrance. The sale will also include a single garage. Following modernisation, the property would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum.

### Situated

Off Central Drive (A5099) in a popular residential location close to local amenities. Blackpool town centre is approximately 1.5 miles away.

### Ground Floor

Entrance Hallway

### Council Tax Band

A

### First Floor

**Flat** Kitchen, Open plan lounge with stairway leading to the bathroom/WC and two bedrooms.

### Outside

Garage.

### EPC Rating

D

