



Egerton Road, Blackpool
Asking Price Of £110,000


MARTIN&CO

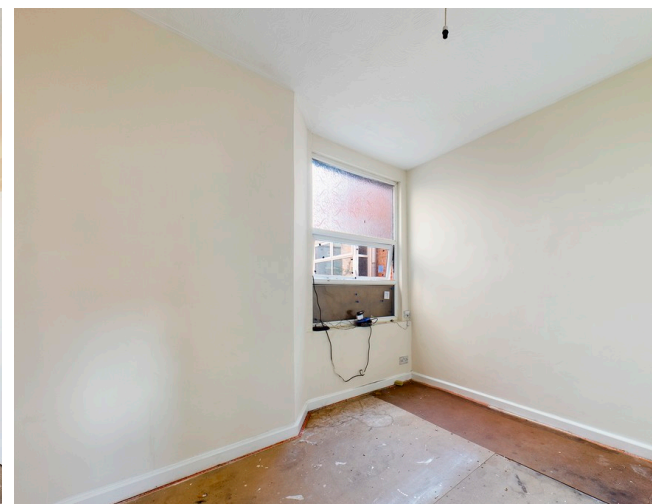
Egerton Road, Blackpool

Asking Price Of £110,000

- INVESTMENT OPPORTUNITY
- GREAT YIELDS
- 3 Self Contained Flats
- 2 Bedroom Flat On The First Floor
- Open Plan Studio Flat On Ground Floor
- Maisonette To The Rear
- No Onward Chain



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Martin & Co are delighted to welcome to the market these 3 self-contained flats.

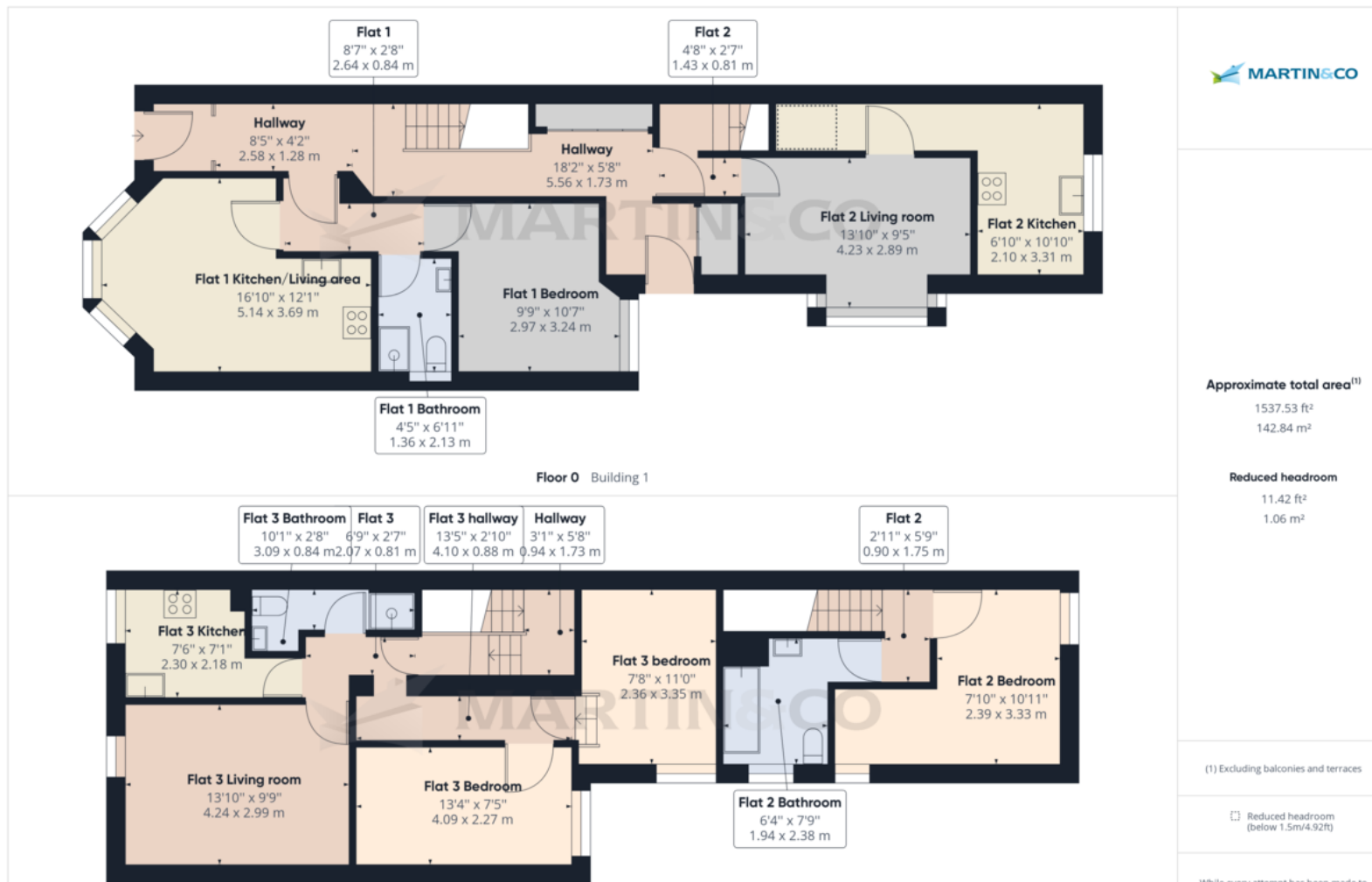
The property consists of a studio apartment which is currently vacant, on the first floor a two bedroom apartment with a long term tenant, and a maisonette to the rear with a long term tenant.

Achievable rents of £500 PCM per flat.

The property is ideally located close to Blackpool town centre, and within a few minutes walk from Blackpool north train station.

The property offers an excellent investment opportunity and viewing comes highly recommended.





Martin & Co Blackpool

119 Highfield Road • Blackpool • FY4 2JE
T: 01253 708911 • E: blackpool@martinco.com

01253 708911

<http://www.martinco.com>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.