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## 6-8 Clarendon Road, Blackpool FY1 6EF RESIDENTIAL INVESTMENT

**\*GUIDE PRICE £52,000+**



A three storey four/five bedroomed end of terrace property currently let by way of an Assured Shorthold Tenancy producing £7,280.00 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Fronting Clarendon Road which is off Lytham Road (B5262) in a well established location within close proximity to local amenities and Blackpool Promenade.

### **Ground Floor**

Hall, Large Lounge, Large Dining Room, Family Kitchen, Utility Room.

### **First Floor**

Three Bedrooms, Bathroom/WC with walk in shower.

### **Second Floor**

One Large Bedroom, one Smaller Cot Room.

### **Outside**

Decked yard to the rear.

**EPC Rating** E