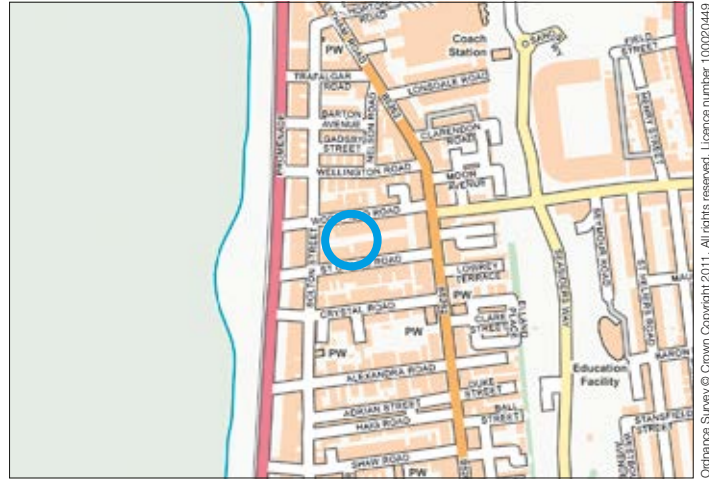


LOT

82

# Ruthlyn, 21 Woodfield Road, Blackpool FY1 6AX

\*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

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- **Five bedroom mid terraced property formerly used as guesthouse. Central heating. Partial double glazing. Garage.**

**Description** Five bedroomed middle terraced property which was until recently used as a guesthouse. The property benefits from central heating, partial double glazing and a garage and requires modernisation. Should the buyer wish to continue to use the property as a guesthouse and live in there would be 4 flats available to rent out.

**Situated** Fronting Woodfield Road which is off Lytham Road in a popular and well established

location within walking distance to the Promenade and local amenities.

**Ground Floor** Main Entrance Hall, stairs leading upstairs Main Living Accomodation Living Room, Kitchen, Bedroom with En-Suite Bath Room/WC

**Flat 1** (self contained) Open Plan Living Room/Kitchen Area, Bedroom Area with En-Suite Shower Room/W.C

**First Floor Flat 2** (self contained) Open Plan Lounge/Kitchen/Bedroom (Shared Shower Room/

WC). **Flat 3** (self contained) Open Plan Lounge/Kitchen, Separate Bedroom with En-Suite Shower Room/WC. **Flat 4** (self contained) Open Plan Lounge/Kitchen/Bedroom, Separate WC and basin (Shared Shower Room/WC with Flat 2)

**Outside** Paved forecourt to front and garage to rear.

**Joint Agents**  
Entwistle Green

