

# FOR SALE

8 CONWAY AVENUE  
BLACKPOOL  
FY3 7SF

- RESIDENTIAL FLAT INVESTMENT PROPERTY
- COMPRISES OF TWO 1 BEDROOM FLATS
- COMBINED INCOME: £9,360 PA
- GOOD INVESTMENT OPPORTUNITY

ASKING PRICE: £79,995 **REDUCED**



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# CONWAY AVENUE BLACKPOOL

## LOCATION / DESCRIPTION

This property is located in a predominantly residential location with local shops and amenities are nearby.

The property comprises of a ground floor 1 bedroom self-contained flat.

The first floor also comprises an additional 1 bedroom self-contained flat.

There is a garden to the front of the property and a large garden to the rear.

Combined monthly rental income: £780.  
Total annual income: £9,360.

Viewings are highly recommended and available by prior appointment.

Please note: the agent has not inspected all of the areas / flats in this property and the description has been provided by the owner of the property. Interested parties should internally view all of the properties themselves to confirm the accommodation.

## VAT

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

## VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

### Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning



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