

FOR SALE

**FAULD HOUSE
53 PALATINE ROAD
BLACKPOOL**



**Duxburys
Commercial**



PRICE: REDUCED TO £129,950

- 8 LETTING BEDROOMS (2 EN-S)
- CATER FOR 20 GUESTS
- PRIVATE DBLE BEDROOM EN-S SH
- MID TERRACED GUESTHOUSE
- C/ HEATING & DBLE GLAZING
- WELL PRESENTED

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FAULD HOUSE, PALATINE ROAD, CENTRAL

LOCATION

On the southerly frontage of Palatine Road close to the town central and all amenities.

ACCOMMODATION

Ground Floor:

Vestibule entrance hall and stairs.
Bar & diningroom with covers for 18
Spacious kitchen with fitted units
Utility area with double bowl stainless steel sink unit
Private double bedroom with en-suite shower and wc
Cellar storage

First Floor:

5 bedrooms (2 double, 1 double en-suite, 1 family, 1 single, shower/wc, separate wc

Second Floor:

3 bedrooms (1 double, 1 double en-suite, 1 family) shower.
Loft storage

EXTERIOR

Enclosed yard with wc

BUSINESS

The business is equipped for 20 guests including 6 burner cooker, hot cupboard, water boiler, etc.,

A full inventory will be prepared prior to exchange of contracts. The vendor informs us turnover figures are in the region of £26,000. Reluctant sale due too ill health.

SERVICES

All mains services connected plus gas central heating.
L2 Fire alarm.

TENURE

Freehold