

# FOR SALE

WESTFIELD HOUSE  
78 LORD STREET  
BLACKPOOL



**Duxburys  
Commercial**



**PRICE: £169,950**

- LIC 7 BEDS ALL EN-SUITE
- IMMACULATELY APPOINTED
- 1 BED EN-SUITE PRIVATE ACCOM
- NR FUNNY GIRLS/RAILWAY STATION
- VIEWING RECOMMENDED
- POPULAR TRADING ROAD

# WESTFIELD HOUSE 78 LORD STREET, NORTH SHORE, BLACKPOOL

## **DESCRIPTION**

Situated on a popular trading road close to the towns shops and amenities this substantial guest house is in excellent order throughout.

### **Ground Floor:**

Entrance Hallway with tiled vestibule, laminated floored hallway leading to:

**Dining Room** – presently laid out and arranged for 15 guests, double doors opening up to Bar Lounge with corner bar and upholstered seating. Kitchen extensively equipped with a selection of catering equipment and utensils. Utility room housing white goods/Office and workspace.

### **Private Accom**

Lounge with patio onto side yard – Double Bedroom with en-suite shower.

### **First Floor:**

Family /Group Room en-suite, 2 Double bedrooms en-suite, 1 twin bedrooms en-suite.

### **Second Floor:**

3 double bedrooms en-suite

The property has gas central heating – double glazing – each guest room has TV & Tea and coffee facilities.

## **BUSINESS**

Accounting information is available showing a T/O of £10,000

### **Viewing:**

Strictly by prior arrangement through our office.

### **Disclaimer:**

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