

FOR SALE

**58 TYLDESLEY ROAD
BLACKPOOL
FY1 5DF**



**Duxburys
Commercial**

ASKING PRICE: £175,000

- 15 BEDROOMS (11 EN-SUITE)
- NON TRADING HOTEL
- PRIVATE ACCOMMODATION
- CONVENIENT LOCATION
- SPACIOUS PROPERTY
- VIEWING RECOMMENDED

58 TYLDESLEY ROAD, BLACKPOOL

Location:

This non trading hotel occupies a convenient location within close proximity to a range of shops and amenities.

It is within walking distance of the Promenade and a multitude of tourist attractions to include the Golden Mile.

Ease of commuting is available along the Promenade to the Sandcastle Complex, Pleasure Beach and Blackpool town centre.

Description:

This property presently provides 15 non trading bedrooms set over three floors.

The property offers private accommodation to the ground and lower ground floor comprising of large lounge, kitchen and two bedrooms.

Directions:

Proceed along South Promenade onto Central Promenade (A584) turning right onto Rigby Road. Turn right onto Tyldesley Road where the property can be found on the left hand side.

Ground Floor:

Dining Room – Kitchen - Private lounge.

Lower Ground Floor:

Bar – Toilet – Private Bedroom – Laundry Room

Accommodation:

First Floor:

3 double en-suite bedrooms
Standard family bedroom
Standard single bedroom
Toilet

Second Floor:

3 double en-suite
Standard family bedroom
Standard double bedroom
Toilet

Third Floor:

4 double bedroom en-suites
Family bedroom en-suite

Viewing:

Strictly by prior arrangement through our office

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.