# GUILDHALL SALES & LETTINGS



## 31 Gynn Avenue

, Blackpool, FY1 2LD

£125,000









Spacious 2 bedroomed mid-terrace in North Shore, Blackpool – Tenanted Investment with Option for Vacant Possession

Situated in the desirable North Shore area of Blackpool, this three-bedroom, three-storey mid-terraced property presents an excellent opportunity for both investors and homebuyers alike.

Currently tenanted, the property provides a steady rental income, but can also be offered with vacant possession, making it suitable for those looking to move in or refurbish to their own taste.

Internally, the home offers generous and flexible accommodation across two floors, including two well-sized bedrooms, a spacious living area, and a practical kitchen and bathroom setup. A private rear yard and on-street parking complete the offering.

Located just a short distance from Blackpool's famous promenade, local shops, schools, and transport links, this is a prime location for long-term letting or owner-occupation.



**Ground Floor** 

**Entrance Hall** 

Lounge

Kitchen

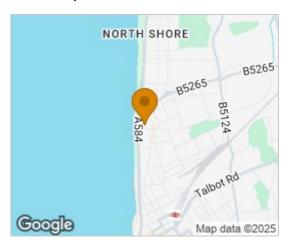
First Floor

**Bedroom One** 

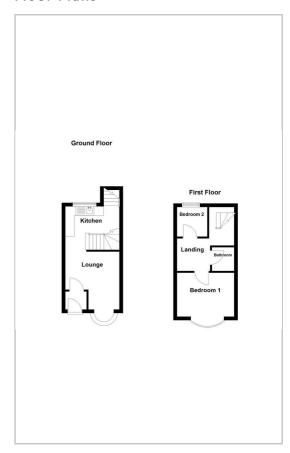
**Bedroom Two** 

**Bathroom** 

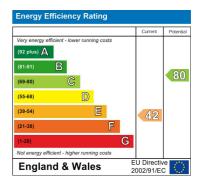
#### Area Map



#### Floor Plans



### **Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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