



189 Highfield Road, Blackpool,  
FY4 2HG

**£94,950**

**\*\*\* ATTENTION INVESTORS / DEVELOPERS ....BUY-TO-LET OPPORTUNITY \*\*\***

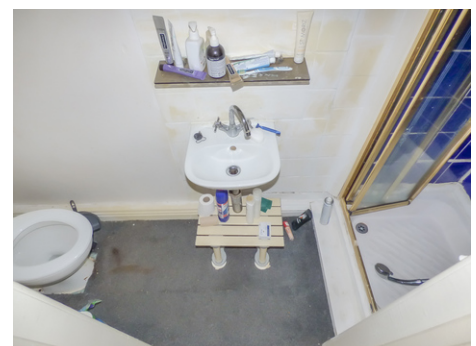
**This LARGE mid-terraced house would make sizeable FOUR bedroom family home (subject to planning), but is currently arranged as TWO self-contained flats providing an annual income in the region of £10,400.**

**Situated within 100 yards of all the local shops and amenities on Highfield Road.  
An excellent investment opportunity.**

- Investment Opportunity
- Annual income c. £10,400 PA
- Two self-contained flats
- Close to amenities.



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**Ground Floor:**

**Flat 1:**

**Bedroom:** 16'5" x 13'3" (5.00 m x 4.04 m) Meter cupboard, Coved ceiling, Radiator.

**Lounge:** 14'1" x 13'11" (4.29 m x 4.24 m) UPVC double glazed window.

**Shower Room:** Comprising; Shower cubicle, Low flush WC, Pedestal wash basin.

**Kitchen:** 9'8" x 8'10" (2.95 m x 2.69 m) Fitted wall and base cupboards, Stainless steel sink, UPVC double glazed window and rear door.

**First Floor:**

**Flat 2:**

**Landing:**

**First Floor Lounge:** 13'11" x 12'1" (4.24 m x 3.68 m) Decorative fireplace, UPVC double glazed window, Radiator.

**First Floor Kitchen:** 10'10" x 4'8" (3.30 m x 1.42 m) Fitted wall and base cupboard units, Complementary roll edge worktop, Stainless steel sink, Plumbed for washing machine.

**Bedroom 1:** 13'11" x 11'6" (4.24 m x 3.51 m) Built in wardrobe, UPVC double glazed window, Radiator.

**Bedroom 2:** 9'1" x 5'0" (2.77 m x 1.52 m) UPVC double glazed window.

**Bathroom:** Comprising; Panelled bath, Low flush WC, Pedestal wash basin, Tiled walls, UPVC double glazed window.

**Outside:** Small, enclosed rear yard.

**Gas:** Flat 1 - Gas tested 7th June 2024. Gas safety Record available to view in the office.

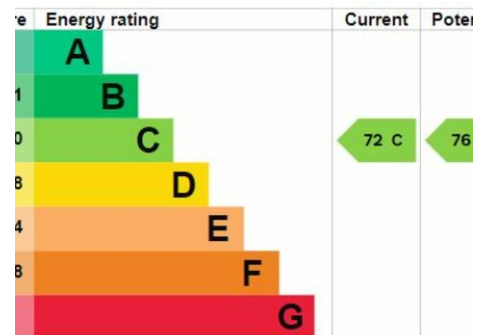
Flat 2 - Gas tested 4th September 2024. Gas safety Record available to view in the office.

**Electric:** Flat 1 - Electric tested 12th November 2023. Electrical Installation Condition Report available to view in the office.

Flat 2 - Electric tested 22nd August 2024. Electrical Installation Condition Report available to view in the office.

**Tenure:** We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Ground Floor Flat: Band - A £1518.00 (2024/25)  
First Floor Flat: Band - A £1518.00 (2024/25)



**Directions:** From south shore promenade head inland behind the Solaris Centre along Harrowside, passing over the bridge and straight ahead at the lights into Highfield Road.

**General Disclaimer:** Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Highfield Road

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