



15 Jameson Street, Blackpool,
FY1 4AJ

£78,950

***** INVESTMENT OPPORTUNITY - BUY TO LET *****

This mid terrace property is currently let on AST providing £7320 per annum. This is a gross annual yield of 9.3%.

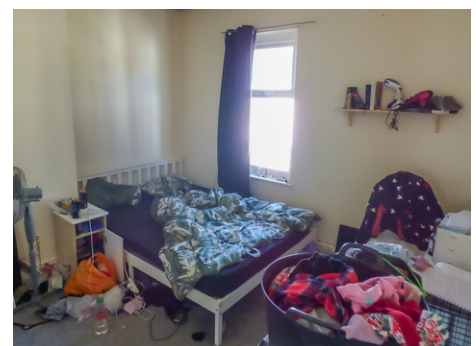
The property briefly comprises TWO DOUBLE bedrooms, a modern kitchen and bathroom, UPVC double glazing and gas central heating. Externally there is permit parking and a SUNNIER south facing rear.

- *** BUY to LET ***
- INVESTMENT opportunity.
- Two DOUBLE bedrooms
- Modern bathroom
- Modern fitted kitchen
- UPVC double glazed
- Gas central heating



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Vestibule: Meter cupboard, UPVC double glazed front door.

Lounge: 12'8" x 11'7" (3.86 m x 3.53 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Dining Kitchen: 11'9" x 10'10" (3.58 m x 3.30 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven, Hob with extractor over, Gas central heating boiler, Staircase, Understairs storage, UPVC double glazed window and rear door.



First Floor:

Landing:

Bedroom 1: 12'8" x 11'9" (3.86 m x 3.58 m) UPVC double glazed window, Radiator.

Bedroom 2: 10'11" x 6'9" (3.33 m x 2.06 m) Built in wardrobe to alcove, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with shower attachment, Pedestal wash basin, Low flush WC, Panelled walls, UPVC double glazed window, Radiator.



Outside:

Rear Yard: Concrete for ease of maintenance.

Gas: Gas tested January 2024. Gas safety Record available to view in the office.

Electric: Tested September 2020. 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: Band - A £1518.00 (2024/25)



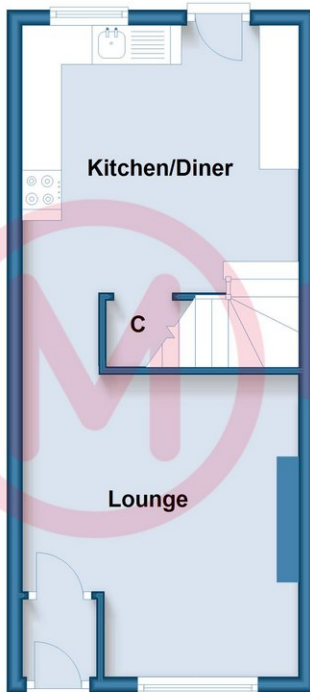
Directions: Travel south along Whitegate Drive and turn right at the first set of lights into Hornby Road. At the next set of lights turn left and travel along Park Road and right into Ashton Road. Then turn second right into Woolman Road and finally first left into Jameson Street.

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)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Jameson Street

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