



46 Buchanan Street, Blackpool,
Lancashire, FY1 3LQ

£87,500

**** ATTENTION INVESTORS / DEVELOPERS ****

This is a **SUBSTANTIAL** mid garden terraced house located on the edge of the **TOWN CENTRE**, near a wealth of local shops and amenities.

The property does require some work and re-decoration to get it ready for occupation again, but represents a super investment opportunity, by providing a viable annual income. from the **TWO** sizeable flats.

- TWO one bedroom flats
- Some re-decoration required
- NO chain
- INVESTMENT opportunity



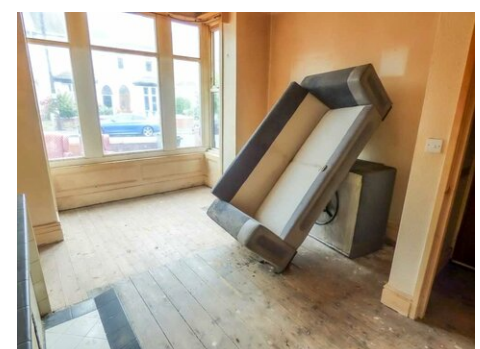
McDonald
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Communal Vestibule: Meter cupboards.

Communal Hall: Access to staircase and first floor flat.

Private Entrance:

Lounge 1: 15'5" x 12'2" (4.70 m x 3.70 m) Tiled fire surround, Coved ceiling, UPVC double glazed bay window, Electric storage heater.

Inner Hall: Understairs storage.

Bedroom 1: 14'5" x 10'6" (4.40 m x 3.20 m) UPVC double glazed window, Electric storage heater.

Kitchen 1: 12'2" x 9'2" (3.70 m x 2.80 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Part tiled walls to worktop areas.

Bathroom 1: Comprising; Panelled bath, Low flush WC, Pedestal wash basin, Built in airing cupboard, Part tiled walls, UPVC double glazed window.

First Floor: Landing: Split level landing, Meter cupboard, Electric storage heater.

Lounge 2: 14'5" x 10'6" (4.40 m x 3.20 m) Electric storage heater, UPVC double glazed window.

Bedroom 2: 14'5" x 10'6" (4.40 m x 3.20 m) UPVC double glazed window, Electric storage heater.

Separate WC: Low flush WC, UPVC double glazed window.

Bathroom 2: Comprising; Panelled bath with overhead shower unit, Pedestal wash basin, Built in airing cupboard and storage cupboard, Part tiled walls, UPVC double glazed window.

Kitchen 2: 10'2" x 6'11" (3.10 m x 2.10 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Part tiled walls, UPVC double glazed window.

Outside: Front Garden: Forecourt garden.

Rear Garden: West facing, Paved for ease of maintenance.

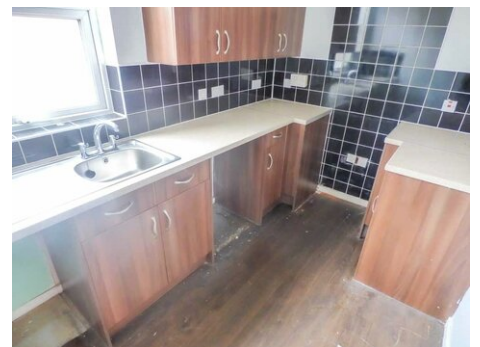
Heating: Electric heating (NOT TESTED).

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

Council Tax:

GFF - Band A £1518.00 (2024/25)

FFF - Band A £1518.00 (2024/25)



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Directions: From Devonshire Road take Talbot Road heading towards the town centre and turn 10th left into Buchanan 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		
(69-80)	C		76
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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46 Buchanan Street

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