



7 Tyrone Avenue, Bispham, Blackpool,
FY2 0RR

£119,500

***** ATTENTION INVESTORS / BUY-TO-LET OPPORTUNITY *****

This semi-detached TRUE bungalow is currently let an AST and provides a current rental income in region of £8820 per annum.

Well presented throughout with TWO bedrooms, an EXTENDED fitted kitchen and conveniently located within just 0.8 miles from Bispham VILLAGE with numerous local shops and amenities.

- Currently tenanted at £8820 per annum
- TRUE bungalow
- TWO bedrooms
- Fitted kitchen OVER 14ft
- Double glazing (part UPVC)
- Gas central heating
- BUY to LET opportunity

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McDonald
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Hall: Meter cupboard, Coved ceiling, Radiator.

Lounge: 14'8" x 10'9" (4.47 m x 3.28 m) Feature fireplace with fire surround and composite marble inset and hearth, Coved ceiling, Double glazed window, Radiator.

Bedroom 1: 13'0" x 10'10" (3.96 m x 3.30 m) Double glazed window, Radiator

Bedroom 2: 8'1" x 7'2" (2.46 m x 2.18 m) Double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with overhead shower, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Heated towel rail/radiator.

Kitchen: 14'4" x 8'1" (4.37 m x 2.46 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Extractor hood, Plumbed for washing machine, Gas central heating boiler, UPVC double glazed rear door and side window, Radiator. (Oven, hob and some units belong to the tenant).



Outside:

Front Garden: With flowered beds

Rear Garden: Crazy paved patio, Lawn, Over 40ft in length.

Heating: Gas central heating (Gas safety certificate dated Oct 24 available for review).

Additional Information: There is an electrical test certificate dated Mar 2021 available for review.

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

Council Tax: Band - B £1771.00 (2024/25)



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Directions: From our office on Red bank Road proceed inland to the roundabout and take the fourth right into Devonshire Road, then third left into Kylemore Avenue, first right into Inver Road, and finally first left into Tyrone Avenue.

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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

Ground Floor



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Tyrone Avenue

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