



53-55 Woolman Road, Blackpool,
Lancashire, FY1 4AH

£75,000

***** ATTENTION INVESTORS *****

This **DOUBLE-FRONTED** end terraced house affords very **SPACIOUS** accommodation with **THREE** sizeable bedrooms, a **LARGE** lounge, **HUGE** dining kitchen and separate **UTILITY** room.

The property is currently let on an **AST** providing approx. **£7280** per annum. This is a gross yield around **9.7%**.

- THREE good bedrooms
- LOUNGE
- LARGE dining kitchen
- UTILITY room
- UPVC double glazed
- Gas central heating
- INVESTMENT OPPORTUNITY
-
-



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Vestibule: () UPVC double glazed front door.

Hall: () Staircase.

Lounge: 18'2" x 11'1" (5.54 m x 3.38 m) Meter cupboard, Two UPVC double glazed windows, Radiator.

Dining Kitchen: 19'0" x 12'9" (5.79 m x 3.89 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor over, UPVC double glazed bay window.

Utility Room: 9'1" x 5'4" (2.77 m x 1.63 m) Gas central heating boiler, Plumbed for washing machine, UPVC double glazed window and rear door.



First Floor: ()

Landing: ()

Bedroom 1: 15'11" x 8'11" (4.85 m x 2.72 m) Built in wardrobe to alcove, UPVC double glazed window, Radiator.

Bedroom 2: 11'4" x 7'5" (3.45 m x 2.26 m) Built in wardrobe to alcove, UPVC double glazed window, Radiator.

Bedroom 3: 7'10" x 7'9" (2.39 m x 2.36 m) UPVC double glazed window.



Bathroom: () Comprising; Panelled bath with overhead shower and screen, Pedestal wash basin, Low flush WC, UPVC double glazed window, Radiator.

Outside: ()

Rear Yard: () Concreted for ease of maintenance.

Heating: () Gas central heating (Gas central heating (Tested 10th March 2023. Gas safety Record available to view in the office).

Electric: () Tested September 2022 (Electrical Installation Condition Report available to view in the office)

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Directions: Take Whitegate Drive and proceed through the traffic lights at Forest Gate and turn third right into Palatine Road. Turn left into Park Road and first right into Ashton Road. Turn first right into Clinton Avenue continue to the end onto Ribble Road and take the first left onto Woolman 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)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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