



1 Valentia Road, Bispham, Blackpool,
FY2 0RN

£109,950

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

This well-presented END garden terraced house is currently let on an AST providing an annual income in region of £7800. The property has TWO sizeable DOUBLE bedrooms, UPVC double glazing, gas central heating and a HUGE corner plot with gardens front, side AND rear. This also affords ample off street parking with potential for much more.

Situated just 0.6 miles from Bispham VILLAGE with its numerous shops and amenities.

- TWO DOUBLE bedrooms
- Lounge
- DINING kitchen
- Bathroom
- Gas central heating; UPVC double glazing
- LARGE corner plot
- Off street PARKING
- BUY-TO-LET opportunity

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Hall: Meter cupboard, Staircase, UPVC double glazed front door.

Lounge: 15'3" x 11'2" (4.65 m x 3.40 m) Feature fireplace, Coved ceiling, UPVC double glazed window, Radiator.

Dining Kitchen: Fitted wall and base cupboard units, Roll edge worktops, One and a half bowl stainless steel sink, Plumbed for washing machine, Gas central heating boiler, Part tiled walls, Two UPVC double glazed windows and patio doors to rear garden.



First Floor:

Landing:

Bedroom 1: 13'7" x 12'3" (4.14 m x 3.73 m) Two UPVC double glazed window, Radiator.



Bedroom 2: 11'2" x 10'5" (3.40 m x 3.17 m) Two UPVC double glazed windows, Radiator.

Bathroom: Comprising; Panelled bath with overhead shower unit, Pedestal wash basin, Tiled walls, Panelled ceiling, UPVC double glazed window, Radiator.

Separate WC: Low flush WC, Tiled walls, UPVC double glazed window, Radiator.



Outside:

Front: Lawned areas separated by tarmac driveway, Large timber shed.

Side: Paved, Enclosed by established hedgerow.

Rear: Raised stone paved patio, Lawned area.

Heating: Gas central heating (A gas safety test certificate dated Sept 2024 is available for inspection).

Additional Information: An electric test certificate dated Sept 2021 is available for inspection.

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. At the roundabout take the fourth exit into Devonshire Road. Then take your second left into Galway Avenue and your fourth right into Valentia 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 | | | 87 |
| (69-80) C | | | |
| (55-68) D | | 57 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |



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Plan produced using PlanUp.

Valentia Road

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