



**32 Westminster Road, Blackpool,
FY1 2RN**

£99,950

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

This SPACIOUS mid garden terraced house is currently arranged as TWO self-contained flats which are let on STA's producing £10,200 per annum. This is an attractive gross annual yield OVER 10%.

**The property has modern fixtures and fittings and is generally well-presented with long terms tenants who would like to continue their residency.
An excellent buy-to-let opportunity.**

- TWO self-contained flats.
- Gross annual income £10,200.
- Buy-to-let Opportunity.



McDonald
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Ground Floor:

Communal Entrance: Staircase to the first floor flat, UPVC double glazed front door and window, Meter cupboard.

Ground Floor Flat:

GFF Hall: Radiator.

GFF Lounge: 15'11" x 11'4" (4.85 m x 3.45 m) Coved ceiling, UPVC double glazed bay window, Radiator.

GFF Bedroom: 17'9" x 11'3" (5.41 m x 3.43 m) Coved ceiling, UPVC double glazed bay window, Radiator. Incorporating:-

GFF Shower Room: () Modern shower room comprising; Shower cubicle, Low flush WC, Pedestal wash basin, Panelled walls, Wood effect laminate flooring, Radiator.

GFF Kitchen: 11'0" x 7'7" (3.35 m x 2.31 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven, Hob with extractor hood, Stainless steel sink, Plumbed for washing machine, UPVC double glazed window. Open to:-

Rear Vestibule: Built in cupboard housing combi gas central heating boiler, Rear door, Radiator.

First Floor Flat:

FFF Landing:

FFF Lounge: 15'10" x 10'10" (4.83 m x 3.30 m) Fire surround fitted with a gas fire, Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator.

FFF Kitchen: 8'6" x 8'3" (2.59 m x 2.51 m) Fitted wall and base cupboard units, Stainless steel sink, Complementary roll edge worktops, Half tiled walls, Gas central heating boiler, UPVC double glazed window, Radiator.

FFF Bedroom: 17'11" x 11'3" (5.46 m x 3.43 m) Picture rail, UPVC double glazed bay window, Radiator.

FFF Shower Room: () Modern shower room comprising; Shower cubicle with glass screen, Vanity wash basin, Built in cupboard, Panelled walls, Radiator.

Separate WC: Low flush WC, Tiled walls.

Gas: Ground Floor Flat: gas tested 6th March 2024. Gas safety Record available to view in the office).
First Floor Flat: gas tested 10th September 2024. Gas safety Record available to view in the office).

Electric: Ground Floor Flat: Tested 27th August 2020. (Electrical Installation Condition Report available to view in the office). Awaiting First Floor Flat information.

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

Council Tax: Ground Floor Flat: Band - A £1518.00 (2024/25)
First Floor Flat: Band - A £1518.00 (2024/25)

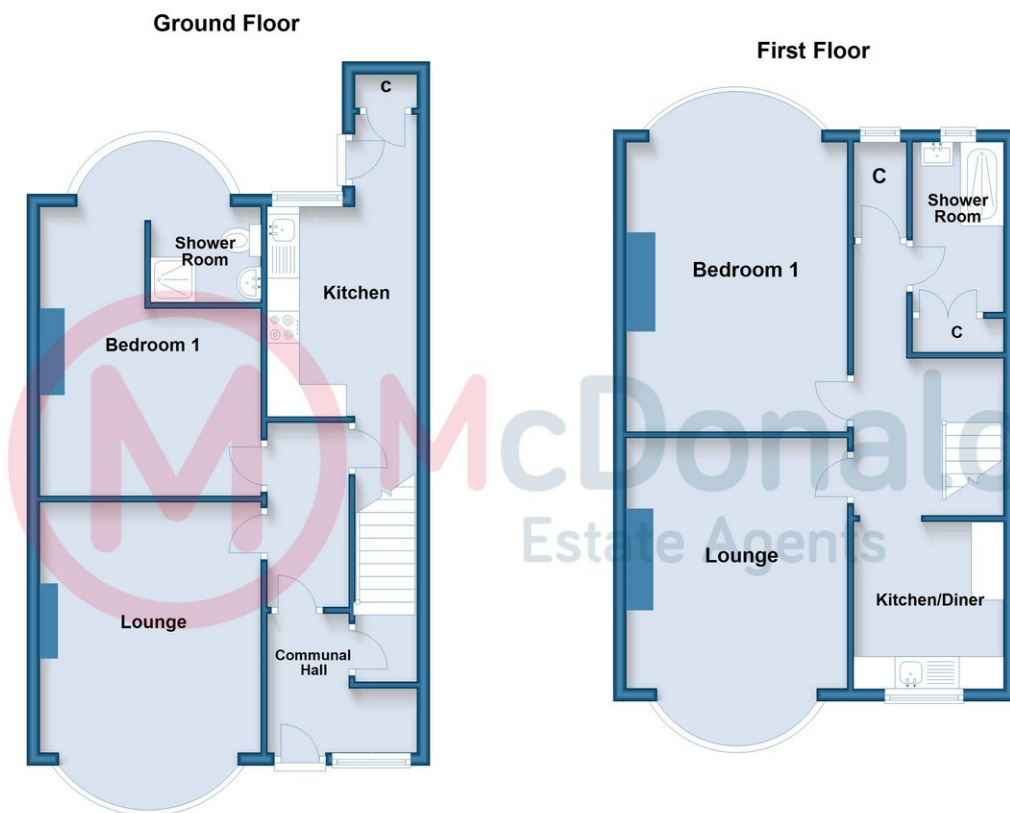


Directions: Travel north along Whitegate Drive into Devonshire Road. Continue for some distance, under the bridge and at the shops turn left into Warley Road. Then turn first right into Westminster Road.

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		
(69-80)	C		
(55-68)	D	63	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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