



261 Dickson Road, Blackpool,
FY1 2JH

£84,950

***** INVESTMENT OPPORTUNITY *****

This **LARGE** mid terraced house is currently let on an **AST** currently providing an income around **£7020** per annum, with the current tenant having been in occupation since **July 2015**.

This **SPACIOUS** home currently affords three **DOUBLE** bedrooms and family bathroom, **TWO** reception rooms, a kitchen with separate **UTILITY** room.

Located on the outskirts of the town centre with excellent access to a wealth of shops and amenities. The property even commands a view across the gardens of the **Grand Hotel** to the **IRISH SEA**.

- Central **TOWN** location
- Three **DOUBLE** bedrooms
- **TWO** reception rooms
- Kitchen **PLUS** Utility room
- **UPVC** double glazing • Gas central heating
- Annual income over **£7000** • Investment opportunity

McDonald
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Lounge: 15'6" x 13'8" (4.72 m x 4.17 m) Beautiful polished wood fireplace, Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Room: 15'0" x 12'3" (4.57 m x 3.73 m) Coved ceiling, Radiator.

Kitchen: 12'7" x 10'2" (3.84 m x 3.10 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, Stainless steel sink, UPVC double glazed window, Radiator.

Utility Room: 10'3" x 7'4" (3.12 m x 2.24 m) Stainless steel sink, Built in cupboards.



First Floor:

Bedroom 1: 18'1" x 12'6" (5.51 m x 3.81 m) Two UPVC double glazed windows, Radiator.



Bedroom 2: 13'1" x 12'5" (3.99 m x 3.78 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with shower attachment, Low flush WC, Pedestal wash basin, UPVC double glazed window, Radiator.

Bedroom 3: 13'1" x 10'4" (3.99 m x 3.15 m) UPVC double glazed windows, Radiator.



Outside:

Front: Forecourt garden.

Rear Garden: Lawn, Raised stone/gravelled bed.

Electrics: Electrical test certificate dated June 2020, available for review

Heating: Gas central heating (Gas safety certificate dated Feb 2023, available for review)

Parking: On street parking available to the front of the property.

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 continue to the Promenade and turn left, head south to Gynn roundabout, take the second exit onto Dickson 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		74
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Dickson Road

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