



39 Woolman Road, Blackpool,  
Lancashire, FY1 4AH

**£65,000**

**\*\*\* ATTENTION INVESTORS \*\*\***

This **SPACIOUS** mid garden terraced house would benefit from further updating, but is a credit to the current occupant as it is **IMMACULATELY** presented throughout.

With **TWO/THREE** bedrooms, **TWO** reception areas, a kitchen and bathroom.. **UPVC** double glazing and gas central heating.

The property is currently let on an **AST** providing an annual income of approx. **£7280** per annum. This is over an **11%** gross yield.

- TWO / THREE Bedrooms
- TWO reception rooms
- Kitchen
- Bathroom
- UPVC double glazing
- Gas central heating
- WEST facing rear
- INVESTMENT opportunity

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sales@mcdonaldproperty.co.uk  
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**Vestibule:**

**Hall:** Staircase, Coved ceiling, Wood effect laminate flooring, Radiator.

**Lounge:** 14'4" x 11'5" (4.37 m x 3.48 m) Meter cupboard, Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window, Radiator. Open to:-

**Dining Room:** ( ) Wood effect laminate flooring, UPVC double glazed window, Radiator.

**Kitchen:** 12'7" x 8'6" (3.84 m x 2.59 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Quarry tiled floor, Plumbed for washing machine, UPVC double glazed window, Radiator.

**First Floor:**

**Landing:**

**Bedroom 1:** 11'6" x 8'9" (3.51 m x 2.67 m) UPVC double glazed window, Radiator.

**Box Room:** 9'5" x 7'2" (2.87 m x 2.18 m) Radiator.(as an internal room this cannot be qualified as a bedroom)

**Bedroom 2:** 8'8" x 6'3" (2.64 m x 1.90 m) UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath with screen and shower attachment, Wash basin, Low flush WC, Panelled walls, Gas central heating boiler, Radiator.

**Outside:**

**Rear Yard:** Concreted for ease of maintenance.

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

**Electric:** Tested January 2023 (Electrical Installation Condition Report available to view in the office)

We are advised by the letting agent remedial works are planned for Mar 24

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

**Council Tax:** Band - A £1447.30 (2023/24)



**Directions:** Take Whitegate Drive heading south, 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) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Ground Floor



First Floor



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Plan produced using PlanUp.

Woolman Road

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