



55 Belmont Avenue, Blackpool,
FY1 4BE

£83,950

***** ATTENTION INVESTORS - VIABLE BUY-TO-LET *****

Whilst this property would benefit from further updating, this mid terraced house is **IMMACULATELY** presented, and a credit to the current occupant.

Currently let on an AST and providing an annual income in region of £7500, this is an appealing gross yield around 9% per annum.

A **SPACIOUS** property with **THREE** bedrooms, **TWO** reception rooms and a bathroom AND shower room, one to each floor.

Within 200 yards of numerous **LOCAL** shops and amenities.

- IMMACULATELY presented
- THREE bedrooms
- TWO reception rooms
- TWO bathrooms
- UPVC double glazed
- Gas central heating
- INVESTMENT opportunity



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Vestibule: Meter cupboard, Coved ceiling.

Hall: Staircase, Double radiator.

Lounge: 14'11" x 10'5" (4.55 m x 3.17 m) Meter cupboard, Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Room: 14'1" x 12'1" (4.29 m x 3.68 m) Understairs storage, Coved ceiling, Delft shelf, UPVC double glazed window, Radiator.

Kitchen: 11'4" x 8'4" (3.45 m x 2.54 m) Fitted wall and base cupboard units, Built in oven and hob, Plumbed for washing machine, Gas central heating boiler, UPVC double glazed window and rear door.

Shower Room: Comprising; Shower cubicle, Low flush WC, Panelled walls, UPVC double glazed window, Radiator.

First Floor:

Landing:

Bedroom 1: UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath, Pedestal wash basin, Part panelled walls, Radiator.

Bedroom 2: UPVC double glazed window, Radiator.

Separate WC: Low flush WC, UPVC double glazed window.

Bedroom 3: 8'5" x 8'5" (2.57 m x 2.57 m) UPVC double glazed window, Radiator.

Outside:

Rear Yard: Small rear yard, Concrete for ease of maintenance.

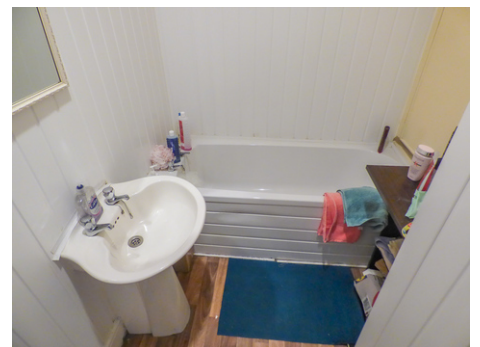
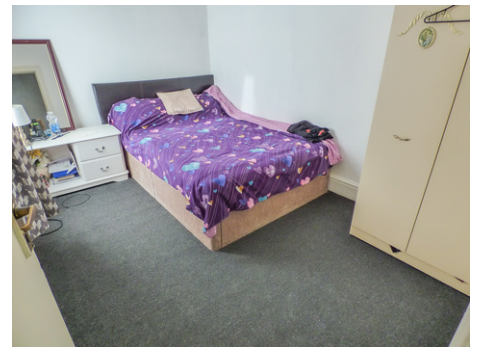
Garage: Requires repair.

Heating: Gas central heating (Tested 19th December 2023. Gas safety Record available to view in the office).

Electric: A test certificate dated 6th March 2024 is available for review.

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

Council Tax: Band - A £1518.00 (2024/25)



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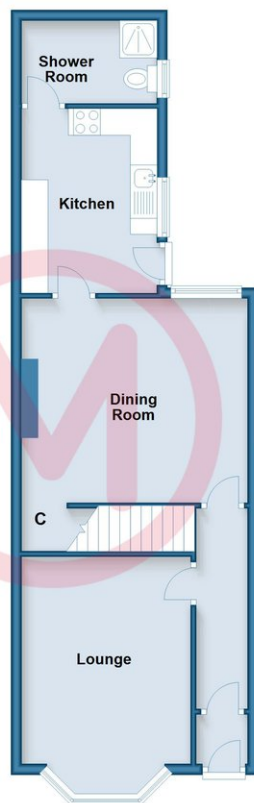
Directions: Travel south along Whitegate Drive and turn right at the first set of lights into Hornby Road. At the next set of lights turn left and travel along Park Road. Finally turn third right into Ashton Road then first right again into Clinton Avenue. Travel the roads full length and turn left into Ribble Road, Belmont Road is at the end of this 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		81
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Belmont Avenue

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