



32 Fairway Road, Blackpool,
FY4 4AZ

£89,950

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

This mid garden terraced house is currently let on an AST providing an annual income of c. £8340 per annum. This is a gross yield of OVER 9%.

With TWO bedrooms, a cul-de-sac location, off street parking to rear and being conveniently located within just 150 yards of LOCAL shops and amenities.

- INVESTMENT OPPORTUNITY
- Gross annual yield OVER 9%
- TWO bedrooms
- Bathroom
- Lounge
- Dining kitchen
- Gardens front & rear

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Hall: Staircase, UPVC double glazed front door, Radiator.

Lounge: 11'11" x 11'9" (3.63 m x 3.58 m) Meter cupboard, Coved ceiling, UPVC double glazed window, Radiator.

Dining Kitchen: Fitted wall and base cupboard units, Plumbed for washing machine, Understairs storage, UPVC double glazed window, UPVC rear door, Gas central heating boiler.

First Floor:

Landing:

Bedroom 1: 11'7" x 11'2" (3.53 m x 3.40 m) Built in walk in wardrobe, UPVC double glazed window, Radiator.

Bedroom 2: 9'3" x 8'5" (2.82 m x 2.57 m) UPVC double glazed window, Radiator.

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

Outside:

Front Yard: Slate chippings.

Rear garden: Concrete for ease of maintenance.

Parking: Off street parking to the rear, Access via double gates.

Heating: Gas central heating (Tested 13th November 2023. Gas safety Record 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)

Electric: Tested July 2021 (Electrical Installation Condition Report available to view for review).



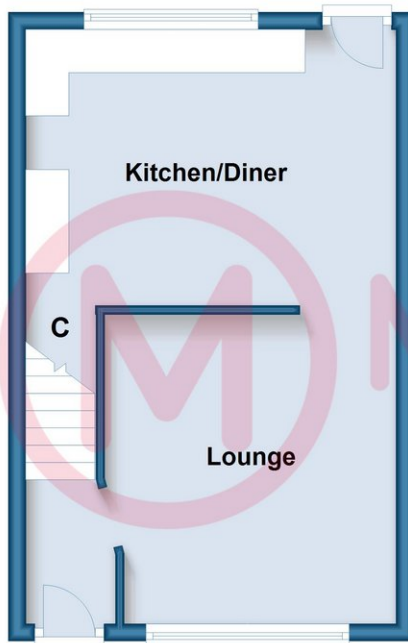
Directions: Travel south along Whitegate Drive to oxford square. At the traffic lights keep in the left lane and bare left into Vicarage Lane at the roundabout bare left continuing into Vicarage Lane and Fairway Road is second on your right hand side.

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.

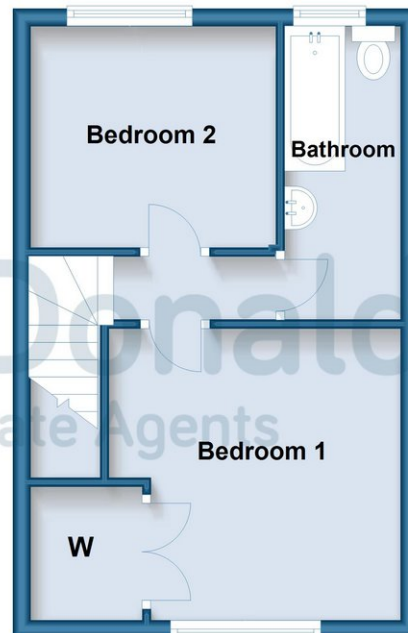
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		89
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Fairway Road

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