



32 Fairway Road, Blackpool,  
FY4 4AZ

**£59,999**

**\*\*\* ATTENTION INVESTORS / DEVELOPERS - BUY TO LET OPPORTUNITY \*\*\* !**

**\*\*\* AUCTION - available for bids NOW ! \*\*\***

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

Successfully selling property since  
1948.



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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).



This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

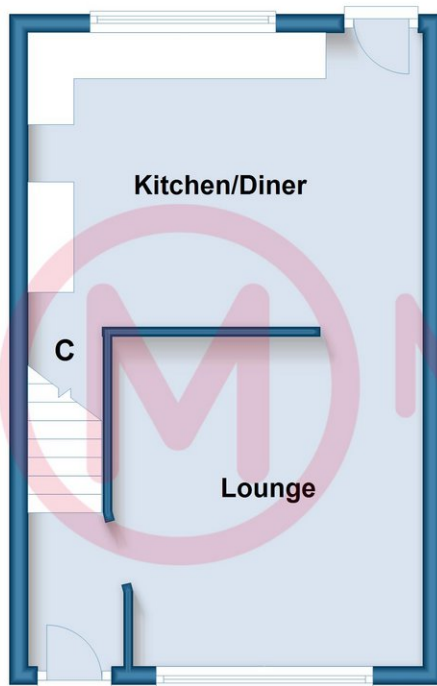
**Directions:** Travel south along Whitegate Drive to oxford square. At the traffic lights keep in the left lane and bare left into Vicarage Lane at the roundabout bare left continuing into Vicarage Lane and Fairway Road is second on your right hand side.

**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) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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.

**Fairway Road**

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