



56 Onslow Road, Layton, Blackpool,
FY3 7DF

Guide Price £63,000

****BUY TO LET OPPORTUNITY** Sale by AUCTION**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT.

This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

This two bedroom, terraced house has been refurbished in recent years and is well presented throughout. It is currently tenanted and provides a rental income of £650pcm giving a yield over 8%!

Briefly comprising lounge, kitchen, utility room, two bedrooms and bathroom.

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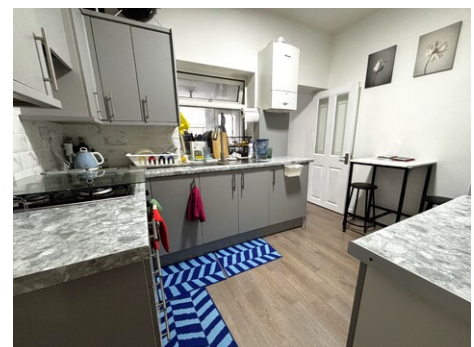
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- Buy-to-let opportunity
- Two bedrooms
- Well presented throughout
- Utility room

Ground Floor:

Vestibule:

Lounge: 15'3" x 11'0" (4.65 m x 3.35 m) Beautiful fireplace with fire surround and marble effect inset and hearth, UPVC double glazed bay window and front door, Radiator. Open to:-

Inner Hall: Understairs storage. Open to:-

Kitchen: 11'2" x 8'4" (3.40 m x 2.54 m) Modern range of newly fitted wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor hood, Stainless steel sink, Part tiled walls, Combi gas central heating boiler, Staircase, Radiator.

Utility Room: 10'8" x 8'3" (3.25 m x 2.51 m) Fitted units to match kitchen, Wood effect laminate flooring, UPVC double glazed window and rear door.

First Floor:

Landing:

Bedroom 1: 12'4" x 11'1" (3.76 m x 3.38 m) Two UPVC double glazed windows, Radiator.

Bedroom 2: 9'11" x 5'11" (3.02 m x 1.80 m) Fitted wardrobe to alcove, UPVC double glazed window, Radiator.

Bathroom: Modern three piece bathroom comprising; Panelled bath with overhead shower attachment, Pedestal wash basin Low flush WC, Mostly tiled walls, Fitted wall and pedestal cabinets, UPVC double glazed window, Radiator.

Outside:

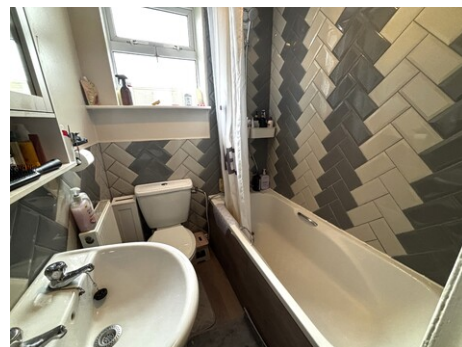
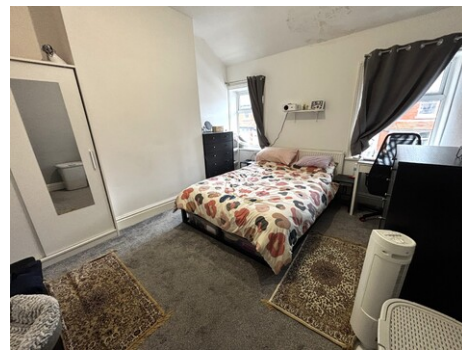
Front Garden: Forecourt garden.

Rear Yard: Concrete path, South facing with artificial lawn.

Heating: Gas central heating (NOT TESTED).

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)



Directions: At the main traffic lights at Devonshire Road/Talbot Road turn right into Talbot Road. Follow the road around and bear left, now into Westcliffe Drive. After the roundabout take the second turning right into Onslow 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		84
(69-80)	C	69	
(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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Onslow Road

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