



37 Cornwall Avenue, Blackpool,
FY2 9QN

£116,950

***** ATTENTION INVESTORS - BUY TO LET in a POPULAR LOCATION *****

This mid garden terraced house is arranged as **TWO** self-contained flats providing an annual income of £9780, this a gross yield of around 8.4%.

Whilst the first floor flat would benefit from a little decoration the ground floor flat is **IMMACULATE THROUGHOUT** with both having modern fitted kitchens and bathrooms. The tenants have been in occupation for around 15 years and 11 years respectively.

The flats benefit from individual **PRIVATE** entrances, UPVC double glazing, gas central heating and a popular residential location just 0.3 miles from the **PROMENADE**.

- Arranged as **TWO** Flats
- Self-Contained
- **PRIVATE** entrances
- Annual income c. £9800
- Close to **PROMENADE**



McDonald
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Ground Floor:

Private Entrance:

Vestibule: Double glazed composite front door, Coved ceiling,

Hall: Meter cupboard, Coved ceiling, Radiator.

Lounge: 15'11" x 12'3" (4.85 m x 3.73 m) Tiled fire surround, Coved ceiling, UPVC double glazed bay window, Double radiator.

Bedroom: 17'10" x 11'4" (5.44 m x 3.45 m) Decorative fire surround, Beautiful decorative frieze, Coved ceiling, Picture rail, UPVC double glazed bay window.

Dining Kitchen: 12'1" x 8'4" (3.68 m x 2.54 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Built in cupboard, UPVC double glazed window. Open to:-

Utility Area:

Bathroom: Modern four piece bathroom comprising; Panelled bath, Separate shower cubicle, Pedestal wash basin, Low flush WC, Extractor fan, Two UPVC double glazed windows, Double radiator.



First Floor Flat:

Ground Floor Private entrance:

Hall with staircase to the first floor:

First Floor:

Landing:

First Floor Lounge: 15'10" x 12'3" (4.83 m x 3.73 m) Tiled fire surround, Coved ceiling, UPVC double glazed bay window, Radiator.

First Floor Kitchen: 8'10" x 7'4" (2.69 m x 2.24 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Plumbed for washing machine, Stainless steel sink, Wood effect laminate flooring.

First Floor Bedroom: 17'10" x 11'4" (5.44 m x 3.45 m) Decorative fire surround, UPVC double glazed bay window, Radiator.

Bathroom: Comprising; Panelled bath with overhead shower, Vanity wash basin, Built in cupboard housing combi gas central heating boiler, Wood effect laminate flooring, UPVC double glazed window, Radiator.

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



Outside:

Front: Small lawn, Paved and concrete patio, Brick outbuilding housing combi gas central heating boiler.

Parking: Fitted wall and base cupboard units, Complementary roll edge worktops, Plumbed for washing machine, Stainless steel sink, Wood effect laminate flooring.

Electric: No.37: Tested 16/03/21 (Electrical Installation Condition Report available to view in the office)
No.37A: Tested 16/03/21 (Electrical Installation Condition Report available to view in the office)

Gas: No. 37: Gas tested 25/09/24. (Gas safety Record available to view in the office).
No. 37A: Gas tested 25/09/24. (Gas safety Record available to view in the office).

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

Council Tax:
No. 37 - Band - A £1518.00 (2024/25)
No. 37A - Band - A £1518.00 (2024/25)



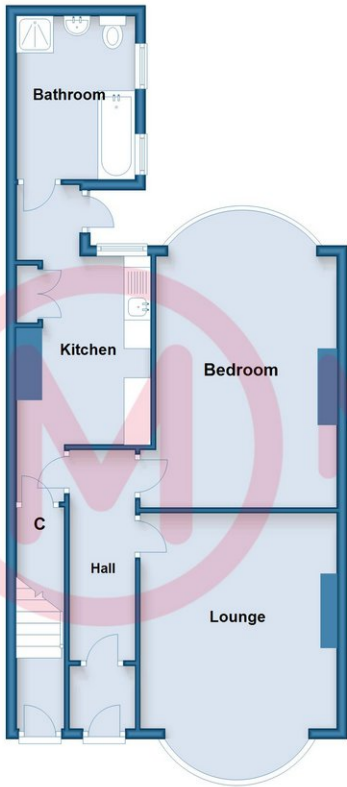
Directions: From our office on Red Bank Road proceed south directly along Warbreck Drive. Take the fourth left into Lowther Avenue. At the bottom turn right into Cornwall Avenue.

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		
(69-80) C	69	76
(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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Cornwall Avenue

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