



7 Fisher Street, Blackpool,
FY1 3BJ

offers over £69,950

*****ATTENTION INVESTORS - BUY TO LET adjacent the new TALBOT GATEWAY DEVELOPMENT *****

Currently let providing an annual income of around £6500, which is a gross yield of around 9.3%.

This mid garden terraced house does require completion of the re-decoration and updating throughout.

The property is however generously proportioned with **THREE** bedrooms, the smallest being over 9ft x 9ft, **TWO** separate reception rooms, UPVC double glazing and gas central heating.

Situated adjacent the Talbot Gateway project, including the proposed Multiversity due for development over the next few years.

- THREE bedrooms
- Two reception rooms
- FITTED kitchen
- SPACIOUS bathroom
- UPVC double glazing
- Gas central heating
- Under 250 yards to SUPERMARKET

Award winning property sales since 1948.



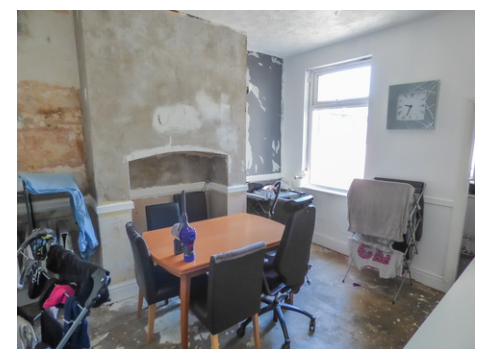
McDonald
Estate Agents

Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498



sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk



Lounge: 15'7" x 11'4" (4.75 m x 3.45 m) Coved ceiling, Picture rail, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

Dining Room: 13'1" x 11'10" (3.99 m x 3.61 m) Open fireplace to chimney breast, UPVC double glazed window, Double radiator.

Kitchen: 11'6" x 8'3" (3.51 m x 2.51 m) Fitted wall and base cupboard units, Plumbed for washing machine, Stainless steel sink, Understairs storage, UPVC double glazed window, Tiled walls, Tiled floor.



First Floor:

Landing:

Bedroom 1: 12'4" x 8'9" (3.76 m x 2.67 m) Wood effect laminate flooring, UPVC double glazed window.

Bedroom 2: 13'1" x 9'7" (3.99 m x 2.92 m) Built in wardrobes to alcoves, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bedroom 3: 9'6" x 8'11" (2.90 m x 2.72 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath, Low flush WC, Pedestal wash basin, Part tiled walls, Gas central heating boiler, Two UPVC double glazed windows, Radiator.



Outside:

Front: Forecourt garden.

Rear:

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)



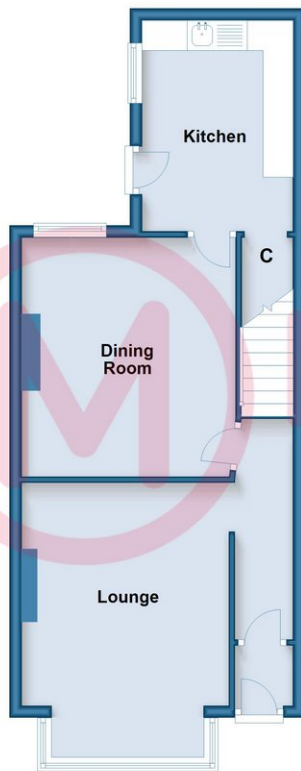
Directions: Take Devonshire Road heading south, after passing Devonshire Road School, turn right at the traffic lights into Cauce street. Turn fourth right into Gorton Street. Finally fourth left into Fisher Street.

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		76
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale. Plan produced using PlanUp.

Fisher Street

Are YOU thinking of selling?
 Call McDonald Estate Agents NOW, for
 your FREE market appraisal.

Award winning property sales since 1948.

