



34 Westminster Road, Blackpool,  
FY1 2QE

**£84,950**

**\*\*\* INVESTMENT OPPORTUNITY - VIABLE BUY-TO-LET \*\*\***

This mid garden-terraced house is currently arranged as two self-contained flats and let with STA's, to long term tenants, providing an income of £9600 per annum, a gross annual return of **OVER 11%**.

The property does require further modernisation throughout, providing an opportunity with an appealing asking price.

- TWO self-contained flats
- Annual income c. £9600
- Requires further modernisation
- Buy-To-Let Opportunity

**Ground Floor:**

**Communal Entrance:** Staircase to first floor, Meters, UPVC double glazed front door.

**GFF Hall:**

**GFF Lounge:** 16'0" x 11'5" (4.88 m x 3.48 m) Impressive wooden fire surround, Living flame gas fire, Picture rail.



**McDonald**  
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**GFF Bedroom:** Fitted wardrobe, UPVC double glazed bay window, Radiator. Incorporating:-

**GFF Bathroom:** Comprising; Panelled bath with overhead shower, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed bay window.

**GFF Kitchen:** 11'0" x 7'7" (3.35 m x 2.31 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, One and a half bowl sink, Plumbed for washing machine. Leading to:-

**Rear Vestibule:** Gas central heating boiler, Radiator.

**First Floor:**

**FFF Landing:** Built in storage cupboard adjacent to the bathroom.

**FFF Lounge:** 15'10" x 10'9" (4.83 m x 3.28 m) Imposing fire surround with fitted gas fire, Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator.

**FFF Kitchen:** 8'4" x 8'3" (2.54 m x 2.51 m) Fitted wall and base cupboards, One and a half bowl sink, Built in oven and hob with extractor hood, Plumbed for washing machine, Part tiled walls, Gas central heating boiler, UPVC double glazed window, Radiator.

**FFF Bedroom:** 17'10" x 11'3" (5.44 m x 3.43 m) Fitted wardrobes with overhead storage to form a bed recess, UPVC double glazed window, Radiator.

**FFF Bathroom:** Comprising; Panelled bath, Pedestal wash basin, Low flush WC, Built in cupboard, Part tiled walls, UPVC double glazed window, Radiator.

**Outside:**

**Front:** Forecourt garden.

**Rear:** Ground floor flat access only. Concrete for ease of maintenance, Brick outbuilding.

**Parking:** Off street parking to the rear.

**Gas:** Ground Floor Flat: Gas tested 29th May 2024. Gas safety Record available to view in the office).

First Floor Flat: Gas tested 8th July 2024. Gas safety Record available to view in the office).

**Electric:** Ground Floor Flat Tested 28th June 2021. (Electrical Installation Condition Report available to view in the office)

First Floor Flat Tested 25th October 2022. (Electrical Installation Condition Report 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:** Ground Floor Flat: Band - A £1518.00 (2024/25)  
First Floor Flat: Band - A £1518.00 (2024/25)

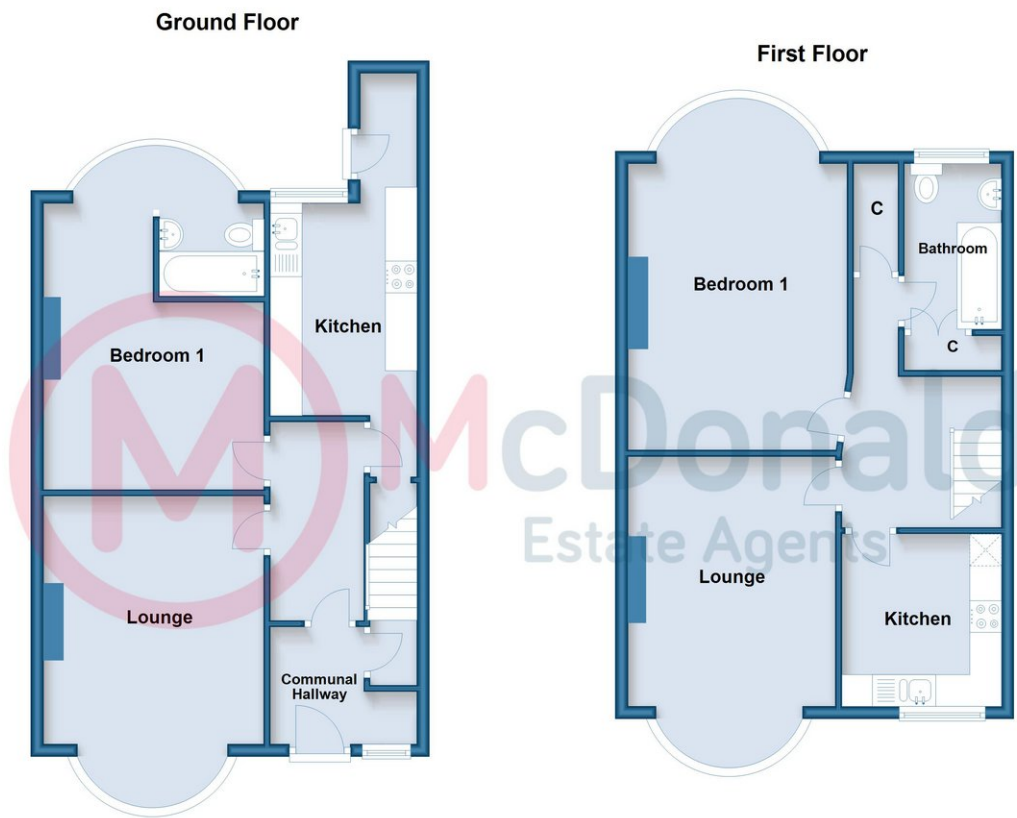


**Directions:** Travel north along Whitegate Drive into Devonshire Road. Continue for some distance, under the bridge and at the shops turn left into Warley Road. Then turn first right into Westminster Road.

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



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