



76 Manchester Road, Blackpool,  
FY3 8DP

**£44,000**

**\*\*ATTENTION INVESTORS - BUY TO LET OPPORTUNITY\*\***

This **GROUND FLOOR** flat is currently tenanted on a **STA** providing an annual income in the region of £4900. That is an appealing gross yield of 11.21%.

The property would ideally benefit from further updating and briefly comprises a **LARGE DOUBLE** bedroom, lounge, dining kitchen and shower room and with electric heating and UPVC double glazing.

**An excellent investment opportunity !**

- **BUY-TO-LET**
- **GROUND FLOOR** flat
- Lounge
- Bedroom
- Dining Kitchen
- Shower Room
- UPVC double glazing
- Electric heating

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1948.



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**Ground Floor Flat:**

**Communal Entrance/Hall:**

**Private Entrance:**

**Bedroom:** 14'9" x 10'9" (4.50 m x 3.28 m) Built in wardrobes to alcoves, UPVC double glazed bay window, Electric heater.

**Lounge:** 13'5" x 11'5" (4.09 m x 3.48 m) Feature brick displays to alcoves, UPVC double glazed window, Electric storage heater.

**Dining Kitchen:** 12'0" x 9'4" (3.66 m x 2.84 m) Wall and base cupboard units, Roll edge worktops, Stainless steel sink, UPVC double glazed window and rear door.

**Shower Room:** Comprising; Shower, Pedestal wash basin, Low flush WC, Tiled walls, Two UPVC double glazed windows.

**Outside:**

**Rear Yard:** Sunnier west facing aspect, Concreted for ease of maintenance.

**Heating:** Electric heating (NOT TESTED).

**Electrics:** There is an electrical test certificate dated August 2024 available for review.

**Tenure:** We have been informed that the property is freehold. (there is however a counter-lease with the first floor flat where this flat is the freeholder). Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - A £1518.00 (2024/25)

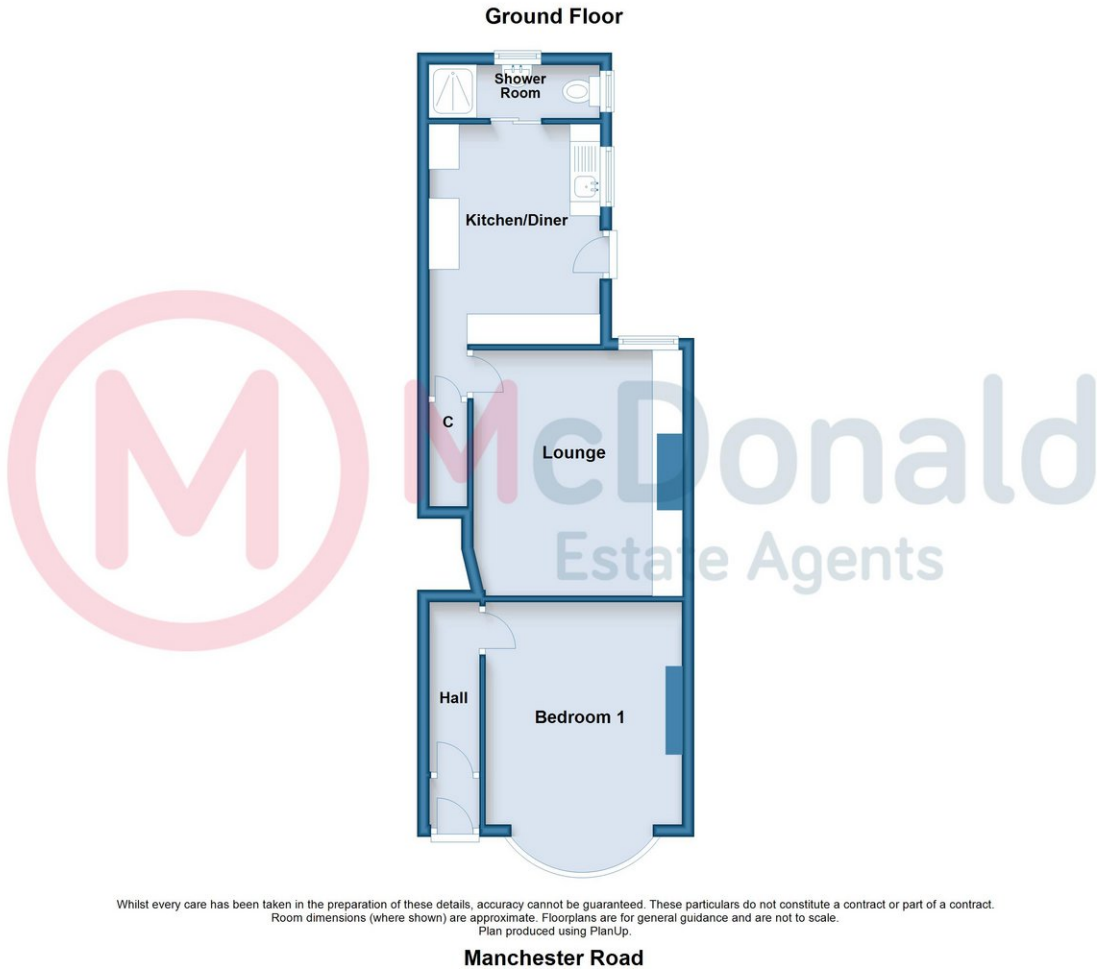


**Directions:** On Whitegate Drive proceed north to Devonshire Square. Turn right into Newton Drive, Manchester Road is the first turning on your left hand side.

**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) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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