



6 Portree Road, Bispham, Blackpool,
FY2 0DG

£79,950

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

This Terraced House is currently LET providing an annual income in region of £6600 per annum.

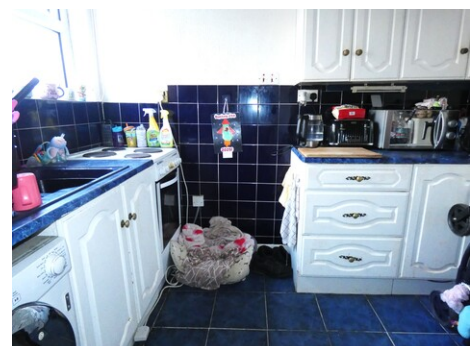
The property briefly comprises Two DOUBLE Bedrooms, Through Lounge/Dining Area, Kitchen, Bathrooms (with separate WC) and a Southerly facing rear Garden.

- Two DOUBLE Bedrooms
- Open plan Lounge/Dining Area
- Kitchen
- Bathroom
- Separate WC
- Gardens -Southerly facing rear
- UPVC double glazing
- Gas central heating
- TENANT IN SITU



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Porch: UPVC double glazed windows and door.

Hall: Staircase, Understairs storage, Radiator.

Kitchen: 9'4" x 8'10" (2.84 m x 2.69 m) Wall and base cupboard units, Complementary roll edge worktops, One and a half bowl sink, Plumbed for washing machine, UPVC double glazed window.

Open plan Lounge/Dining Area: 21'8" x 12'4" (6.60 m x 3.76 m) Feature fireplace, UPVC double glazed windows and door to rear garden, Two radiators.

First Floor:

Landing: Built in cupboard housing combi gas central heating boiler, UPVC double glazed window.

Bedroom 1: 12'9" x 12'3" (3.89 m x 3.73 m) Built in cupboard, UPVC double glazed window, Radiator.

Bedroom 2: 12'3" x 8'8" (3.73 m x 2.64 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with overhead shower, Pedestal wash basin, Tiled walls, UPVC double glazed window, Radiator.

Separate WC: Low flush WC, UPVC double glazed window, Tiled walls, Radiator.

Outside:

Rear: A Southerly facing rear Garden.

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 £1594.81 (2025/26)

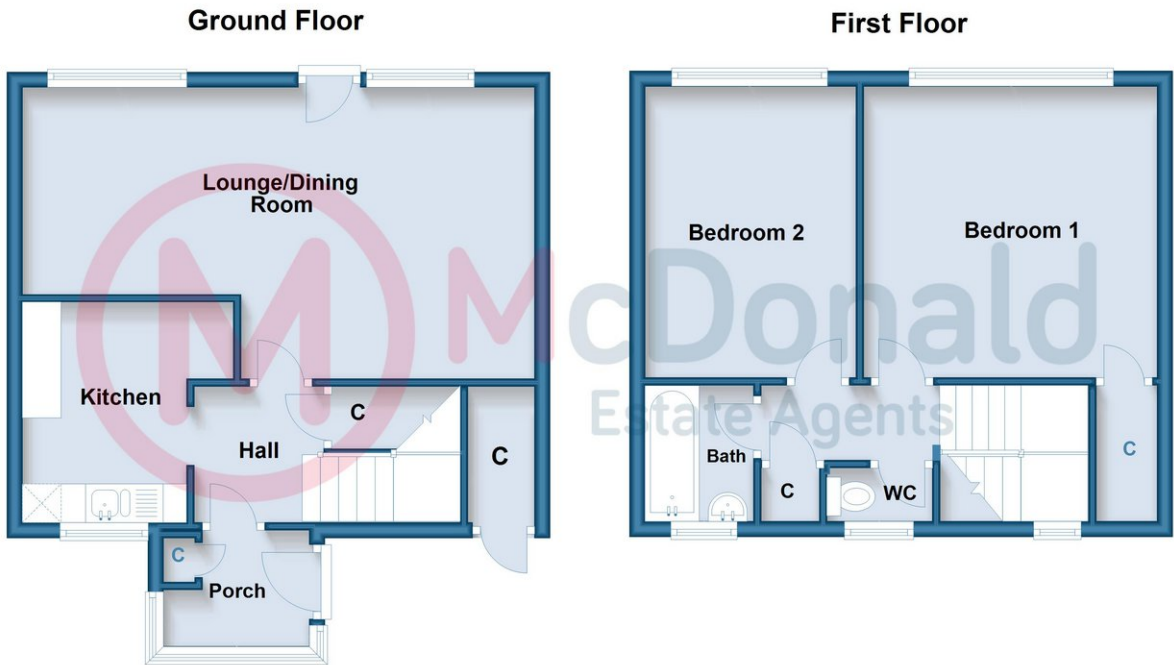


Directions: From our Bispham office, travel inland along Red Bank Road. Continue across the roundabout, and through the village, at the end turn left into Ashfield Road. Portree Road is the fourth turning on the right.

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		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Portree Road

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