



18 Beresford Street, Blackpool,  
FY1 3RF

**£84,950**

**\*\*\* INVESTMENT OPPORTUNITY - HIGH-YIELD BUY-TO-LET \*\*\***

This well-maintained mid-terraced house is currently let on a STA, generating an impressive annual income of approximately £9,600. With a gross yield of over 11%, it presents an excellent investment opportunity.

The property is in good decorative condition and boasts **THREE** spacious bedrooms, **TWO** separate reception rooms, and a **MODERN** fitted kitchen and bathroom. Additional features include gas central heating (certified) and UPVC double glazing.

Located less than half a mile from the town centre and train station, this property offers both convenience and profitability.

- THREE bedrooms
- Two reception rooms
- MODERN fitted kitchen
- MODERN bathroom
- UPVC double glazing; Gas central heating
- Close to TOWN CENTRE
- INVESTMENT OPPORTUNITY

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**Vestibule:** Meters.

**Lounge:** 14'2" x 13'1" (4.32 m x 3.99 m) UPVC double glazed window, Radiator.

**Dining Room:** 14'3" x 10'8" (4.34 m x 3.25 m) Two louvred storage cupboards to alcoves, UPVC double glazed window, Radiator.

**Kitchen:** 8'11" x 7'2" (2.72 m x 2.18 m) Fitted wall and base cupboards, Complementary roll edge worktops, Stainless steel sink, Tiled splashback, UPVC double glazed window and rear door.

**First Floor:**

**Landing:**

**Bedroom 1:** 13'1" x 7'6" (3.99 m x 2.29 m) UPVC double glazed window, Radiator.

**Bedroom 2:** 13'2" x 6'5" (4.01 m x 1.96 m) UPVC double glazed window, Radiator.

**Bedroom 3:** 10'8" x 6'6" (3.25 m x 1.98 m) Built in cupboard housing combi gas central heating boiler, UPVC double glazed window, Radiator.

**Bathroom:** Modern three piece sink in white comprising; Panelled bath with shower attachment, Low flush WC, Pedestal wash basin, Part tiled walls, UPVC double glazed window, Radiator.

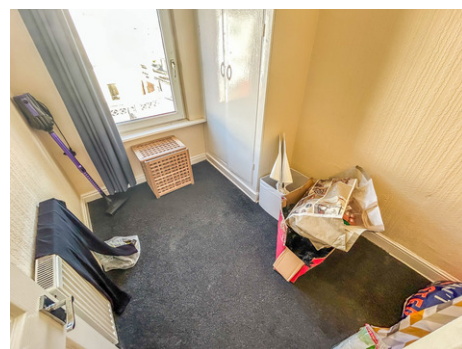
**Outside:** Small concreted rear yard.

**Gas:** Gas tested October 2024. (Gas safety Record available to view in the office).

**Electric:** Tested December 2021 (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:** Band - A £1594.81 (2025/26)



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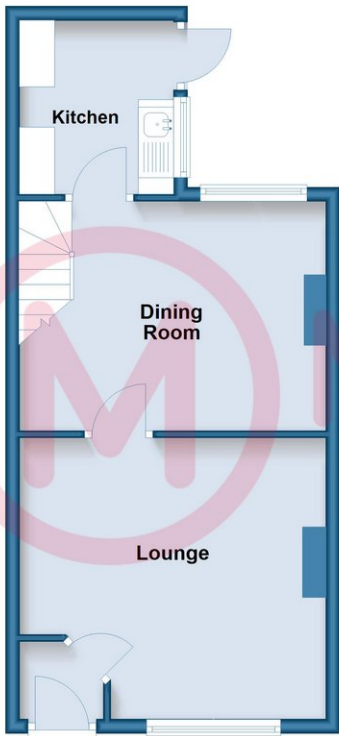
**Directions:** Travel north along Whitegate Drive and into Devonshire Road. At the traffic lights with Talbot Road, turn left. Then turn third right into Cecil Street. Then finally second right into Beresford Street.

**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.

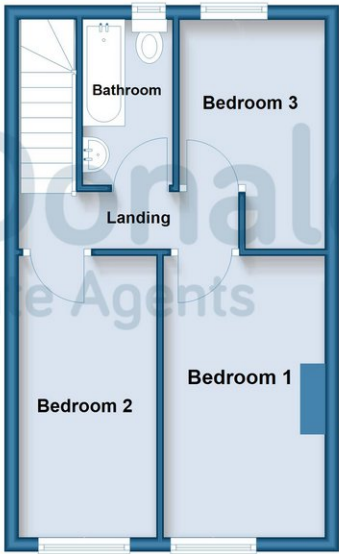
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



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Plan produced using PlanUp.

Beresford Street

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