



16a Boome Street, Blackpool,
FY4 2JX

£95,000

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

This modern style semi detached house is currently let on a AST providing an income of £520 pcm (£6240 per annum) Briefly comprising an open plan lounge and dining area to the FITTED modern kitchen. To the first floor are TWO DOUBLE bedrooms and a modern bathroom. Additionally, UPVC double glazing, gas central heating and LOVELY established SOUTH facing rear gardens with a super level of privacy. There is also an invaluable OFF STREET PARKING space.

The property is conveniently located within just 200 yards of LOCAL shops and amenities and then just 0.7 miles to the SEAFRONT.

- INVESTMENT OPPORTUNITY
- MODERN style build
- SOUTH rear
- Off street PARKING
- Two DOUBLE bedrooms
- Close to shops.



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Hall:

Lounge: 13'9" x 11'5" (4.19 m x 3.48 m) Understairs storage also housing combi gas central heating boiler, Coved ceiling, UPVC double glazed window, Radiator. Open directly to:-

Dining Area: 8'11" x 7'9" (2.72 m x 2.36 m) Radiator, UPVC double glazed patio doors to rear garden. Directly open to:-

Kitchen Area: 8'6" x 6'10" (2.59 m x 2.08 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, Stainless steel sink, Part tiled walls, Plumbed for washing machine, Coved ceiling, UPVC double glazed window.

**First Floor:**

Landing: UPVC double glazed window.

Bedroom 1: 14'8" x 11'4" (4.47 m x 3.45 m) UPVC double glazed window, Radiator.



Bedroom 2: 9'11" x 7'11" (3.02 m x 2.41 m) UPVC double glazed window, Radiator.



Bathroom: Modern bathroom comprising; Panelled bath with overhead shower, Vanity wash basin, Pedestal wash basin, Low flush WC, Part tiled walls, Extractor fan, UPVC double glazed window, Radiator.

Outside:

Front: Small forecourt garden.

Rear: Sunnier south facing aspect, Mostly paved with established plants and shrubs, Water tap, Excellent level of privacy.

Parking: Off street parking to driveway.

Gas: Gas tested February 2025. (Gas safety Record available to view in the office).

Electric: Tested April 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 - B £1860.61 (2025/26)



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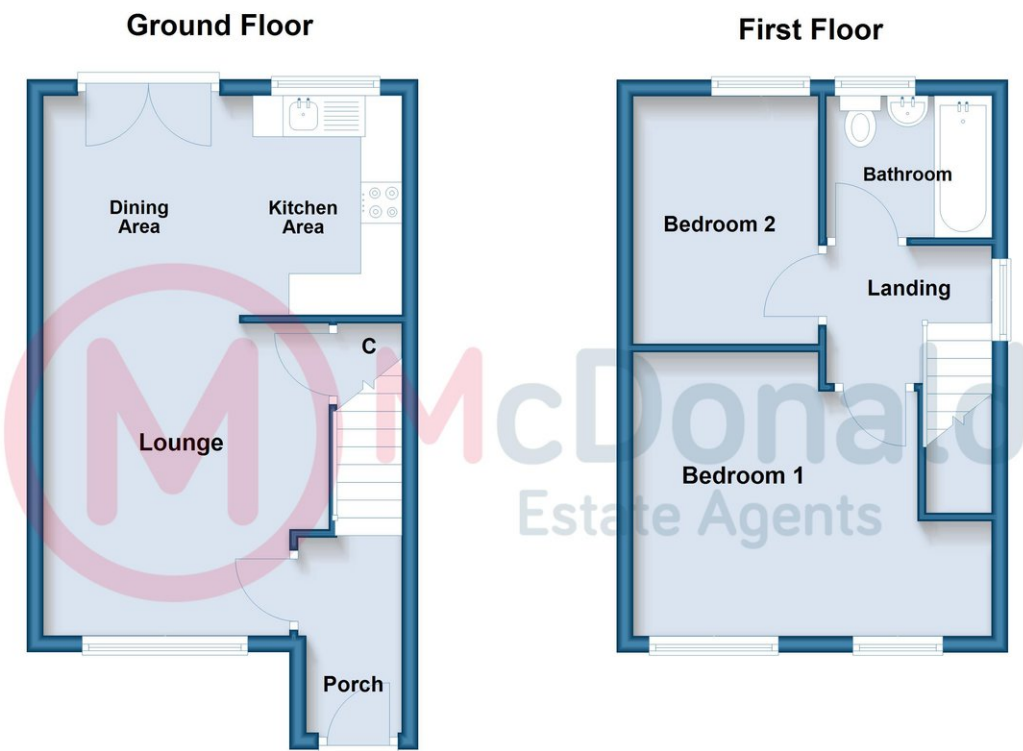


Directions: Take Lytham Road heading south, turning left into Highfield Road, at the mini roundabout turn right into Abbey Road, Boome Street is on the right hand side.

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	69	87
(81-91) B		
(69-80) C		
(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.

Boome Street

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