



69 Chesterfield Road, Blackpool,  
FY1 2PL

**£89,950**

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

This **LARGE** mid garden terraced house is currently let and being sold with the current tenants being on a **AST** providing an annual income in region of £8340, representing a gross yield of **OVER 9%**.

There are **TWO** separate reception rooms, and **EXTENDED** fitted kitchen at 17ft, **THREE** bedrooms and a family bathroom. In addition, gas central heating, UPVC double glazing and a **SOUTH** facing rear garden.

The property is situated just 0.4 miles from the **PROMENADE / SEAFRONT** and 0.6 miles from Blackpool North Train Station.

- BUY to LET opportunity
- Rental income £8340 PA
- **THREE** bedrooms
- **EXTENDED** kitchen
- **SOUTH** rear
- Close to **SEAFRONT**
- Close to **TRAIN STATION**

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**Vestibule:** UPVC double glazed front door.

**Hall:** Meter cupboard, Understairs storage, Coved ceiling, Radiator.

**Lounge:** 16'0" x 11'4" (4.88 m x 3.45 m) Feature fireplace with fire surround, Coved ceiling, UPVC double glazed bay window, Radiator.

**Dining Room:** 16'3" x 11'4" (4.95 m x 3.45 m) Fitted gas fire, Coved ceiling, UPVC double glazed bay window, Radiator.

**Kitchen:** 17'0" x 5'10" (5.18 m x 1.78 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Part tiled walls, Gas hob with extractor hood, Built in double oven/grill, Plumbed for washing machine, Combi gas central heating boiler, UPVC double glazed window and rear door.

**First Floor:**

**Landing:**

**Bedroom 1:** 16'0" x 11'4" (4.88 m x 3.45 m) Built in wardrobes and dresser, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 13'10" x 11'5" (4.22 m x 3.48 m) Built in wardrobes to alcoves.

**Bedroom 3:** 8'5" x 6'3" (2.57 m x 1.90 m) UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath with overhead shower, Low flush WC, Pedestal wash basin, Built in louvered cupboard, Tiled walls, UPVC double glazed window, Electric heated towel rail/radiator.

**Outside:**

**Rear:** South facing, Mostly stone paved, Raised flowerbed, Brick outbuilding.

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

**Electric:** Tested May 2025 (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)

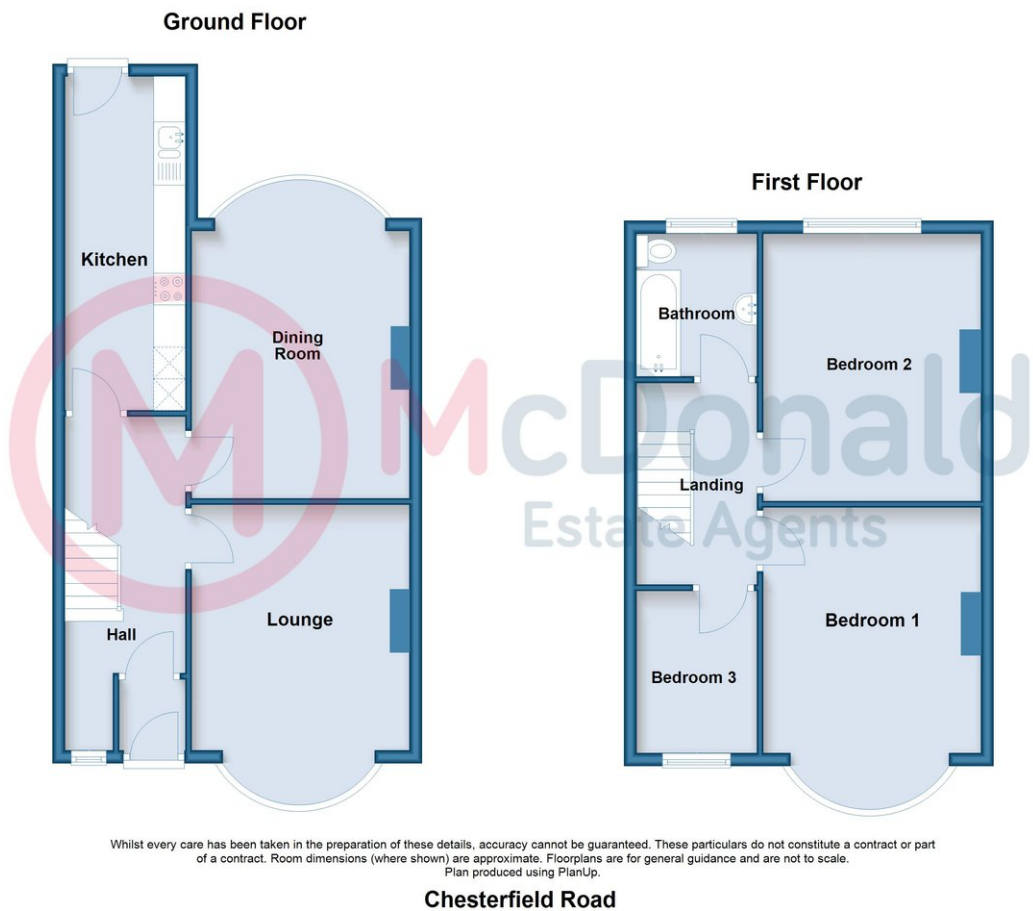


**Directions:** From Blackpool town centre head inland from Talbot Square. At the last set of traffic lights at the T junction bear left into Dickson Road. Exit right at the first roundabout into Pleasant Street. Follow the road and bear left finally turning fourth right into Chesterfield Road.

**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
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



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