



31 Woolman Road, Blackpool,  
FY1 4AH

**£79,950**

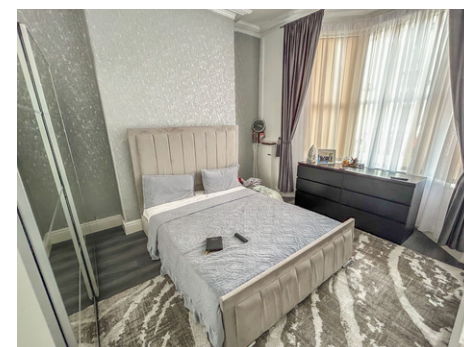
**\*\*\* ATTENTION INVESTORS - BUY-TO-LET OPPORTUNITY \*\*\***

This **LARGE** mid terraced house is **IMMACULATE** throughout and a credit to the present occupant. Currently tenanted and providing an appealing £7800 per annum, which is an appealing gross yield around 10%. The accommodation is briefly **THREE** bedrooms and **TWO** separate reception rooms a **STYLISH** fitted kitchen and **SPACIOUS** bathroom  
Situating just 200 yards from numerous **LOCAL** shops and amenities.

- Buy-To-Let Opportunity
- Current rent £7800 PA
- Gas central heating
- UPVC double glazing
- **IMMACULATELY** presented



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**Hall:** Coved ceiling, Staircase, Radiator.

**Lounge:** 14'2" x 11'3" (4.32 m x 3.43 m) Coved ceiling, UPVC double glazed bay window, Radiator.

**Dining Room:** 14'6" x 12'0" (4.42 m x 3.66 m) UPVC double glazed bay window, Radiator.

**Kitchen:** 9'6" x 7'9" (2.90 m x 2.36 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine, Built in oven and hob with extractor hood, Combi gas central heating boiler, UPVC double glazed window and rear door.

**First Floor:**

**Landing:**

**Bedroom 1:** 11'9" x 8'4" (3.58 m x 2.54 m) UPVC double glazed window, Radiator.

**Bedroom 2:** 12'10" x 9'5" (3.91 m x 2.87 m) UPVC double glazed window, Radiator.

**Bedroom 3:** 8'6" x 6'6" (2.59 m x 1.98 m) UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath, Pedestal wash basin, Low flush WC, Tiled floor and walls, UPVC double glazed window, Heated towel rail/radiator.

**Outside:**

**Rear Yard:** West facing, Concrete for ease of maintenance.

**Gas:** Gas tested 30th May 2025 (Gas safety Record available to view in the office).

**Electric:** Tested 17th February 2024 (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)





**Directions:** Take Whitegate Drive and proceed through the traffic lights at Forest Gate and turn third right into Palatine Road. Turn left into Park Road and first right into Ashton Road. Turn first right into Clinton Avenue continue to the end onto Ribble Road and take the first left onto Woolman 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>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



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Woolman Road

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