



**37 Rydal Avenue, Blackpool,  
FY1 4AR**

**£74,950**

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

**This well-presented mid-terrace property is currently tenanted and maintained to a high standard — a true credit to the current occupants.**

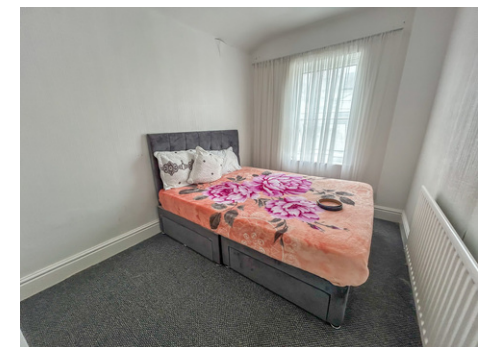
**Let on an Assured Shorthold Tenancy (AST), the property generates a gross annual rental income of approximately £7,800, offering an attractive yield of 10.4%.**

**The accommodation includes: Two separate reception rooms – one of which is currently used as a fourth bedroom, a fitted kitchen, Three bedrooms PLUS Loft room and Family bathroom**

**Conveniently located just 150 yards from a range of local shops and amenities, this property is ideally positioned for tenants.**

**Please note: This property lies within an area earmarked for regeneration by the local authority and may be subject to a future Compulsory Purchase Order (CPO) as part of the proposed development plans.**

- THREE bedrooms PLUS loft room
- Two Reception rooms
- Fitted kitchen
- Bathroom



**Award winning property sales since 1948.**

- UPVC double glazing
- Gas central heating
- Close to Local Shops

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

**Hall:** Staircase, Radiator.

**Lounge:** 15'5" x 10'10" (4.70 m x 3.30 m) Meter cupboard, UPVC double glazed bay window, Radiator.

**Dining Room:** 14'6" x 11'3" (4.42 m x 3.43 m) Feature fireplace, Understairs storage, Wood effect laminate flooring, UPVC double glazed window, Radiator.

**Kitchen:** 11'3" x 8'0" (3.43 m x 2.44 m) 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, Gas central heating boiler, UPVC double glazed window and rear door.

**First Floor:**

**Landing.**

**Bedroom 1:** 14'2" x 9'7" (4.32 m x 2.92 m) Two UPVC double glazed windows, Radiator.

**Bedroom 2:** 11'0" x 8'8" (3.35 m x 2.64 m) UPVC double glazed window, Radiator.

**Bedroom 3:** 10'11" x 8'1" (3.33 m x 2.46 m) UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath with overhead shower and screen, Pedestal wash basin, Low flush WC.

**Second Floor:**

**Loft Room:** 18'5" x 12'9" (5.61 m x 3.89 m) Two double glazed skylight windows.

**Outside:**

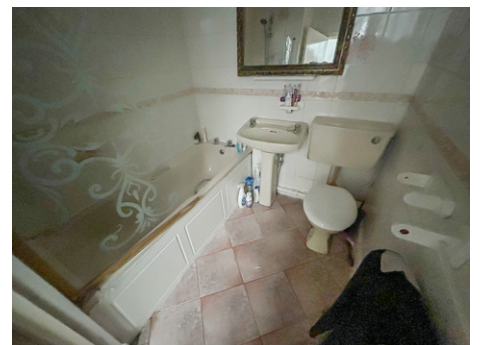
**Rear Yard:** Concrete for ease of maintenance.

**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)

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

**Electric:** Tested September 2025 (Electrical Installation Condition Report available to view in the office).



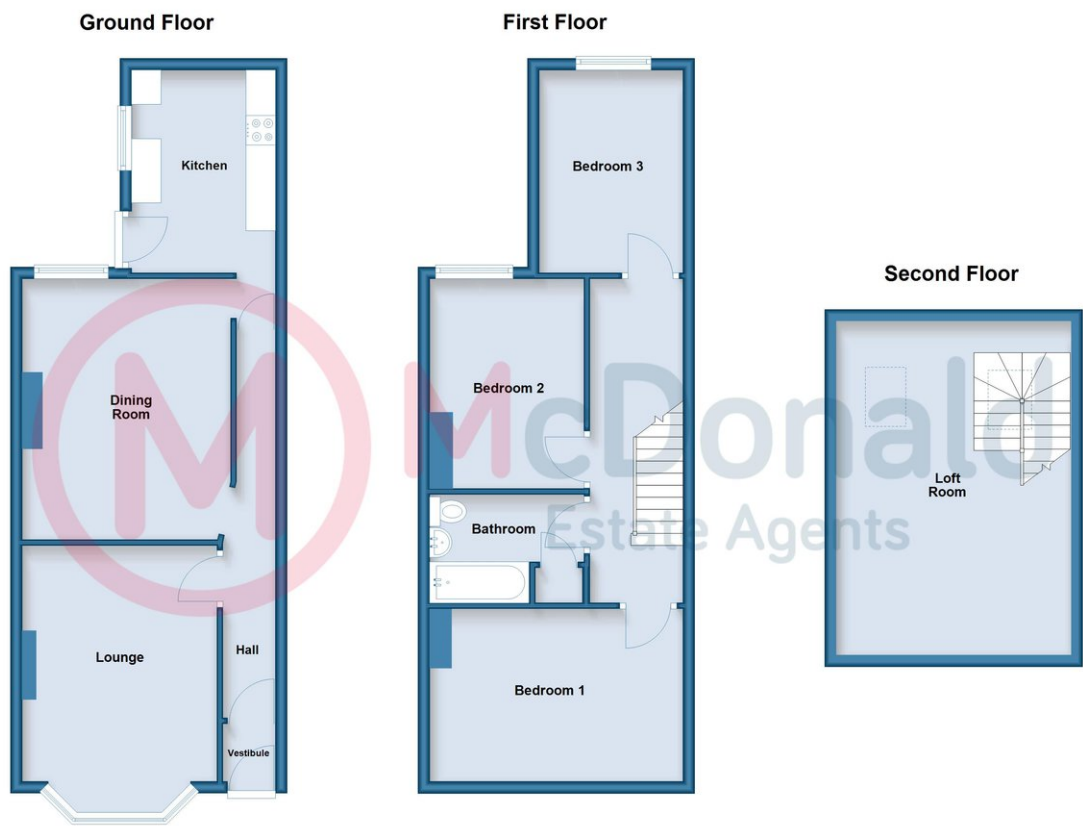


**Directions:** Travel south along Whitegate Drive and turn right at the first set of lights into Hornby Road. At the next set of lights turn left and travel along Park Road. Finally turn third right into Ashton Road. Continue and follow the road as it bears right into Harrison Avenue. Then turn left into Rydal Avenue.

**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>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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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Rydal Avenue

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