



11 Brighton Avenue, Blackpool,
FY4 1HL

£117,950

***** ATTENTION INVESTORS - Excellent buy-to-let opportunity ! *****

This mid-terraced property is configured as two self-contained flats, both of which have been refurbished in recent years. Each flat benefits from a modern fitted kitchen and bathroom, a comfortable lounge, and a well-proportioned double bedroom.

The property currently generates an annual income of approximately £11,880, offering an attractive gross yield of around 10%.

Ideally situated, the property is located just 350 yards from the seafront and the Pleasure Beach Amusement Park, making it a highly convenient and desirable location.

- Two SC flats
- Recently renovated
- UPVC double glazing
- Gas central heating
- BUY-TO-LET opportunity
- Close to SEAFRONT

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McDonald

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Ground Floor Flat:

Hall.

Lounge: 14'9" x 11'7" (4.50 m x 3.53 m) UPVC double glazed bay window, Double radiator.

Bedroom: 15'3" x 11'8" (4.65 m x 3.56 m) Gas central heating boiler, UPVC double glazed bay window, Double radiator.

Kitchen: 9'10" x 6'5" (3.00 m x 1.96 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, stainless steel sink, Plumbed for washing machine, Tiled splashback, UPVC double glazed window, Radiator.

Inner Hall: Composite rear door, Double radiator.

Bathroom: Modern three piece bathroom comprising; Panelled bath, Pedestal wash basin, Low flush WC, Panelled to shower area, UPVC double glazed window, Heated towel rail/radiator.



First Floor Flat:

Private Entrance: Ground floor private entrance, double glazed composite door.

FF Hall: Staircase to:-

FFF Landing.

FFF Lounge: 15'10" x 13'0" (4.83 m x 3.96 m) Decorative fireplace, UPVC double glazed window, Radiator.

FFF Kitchen: 8'11" x 6'6" (2.72 m x 1.98 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Tiled splash back, Plumbed for washing machine, UPVC double glazed window, Radiator.

FFF Bedroom 1: 15'4" x 11'11" (4.67 m x 3.63 m) UPVC double glazed bay window, Radiator.

FFF Bathroom: Modern three piece bathroom comprising; Panelled bath with shower attachment and screen, Pedestal wash basin, Low flush WC. Built in storage cupboard also housing combi gas central heating boiler, Heated towel rail/radiator.



Outside:

Front: Forecourt garden.

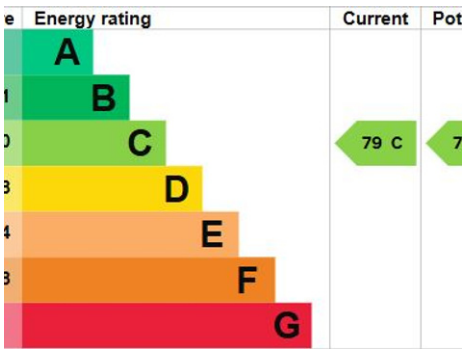
Rear: Ground floor only. Mostly paved, Small raised flowerbed, Brick outbuilding.

Heating: Gas central heating (NOT TESTED).
Flat A - Boiler tested August 2025. (Gas safety Record available to view in the office).
Flat B - Boiler test April 2025. (Gas safety Record available to view in the office).

Electrics: Flat 11a - There is an electrical test certificate available for review dated Sept 2024 (Valid until Sept 2029)
Flat 11b - There is an electrical test certificate from June 2024 available for review (valid until June 2029)

Tenure: We have been informed that the property is freehold.
Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Both flats are Band A - £1594.81 (2025/26)

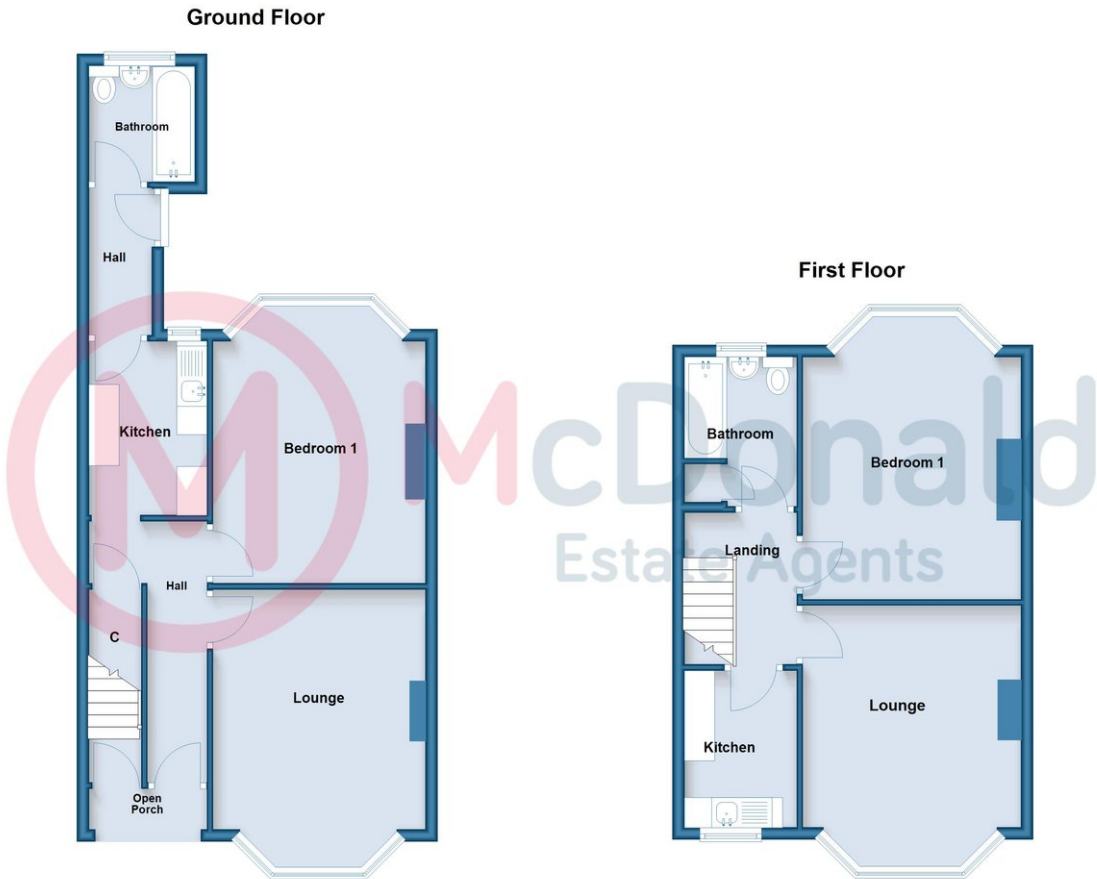


Directions: Heading south along Blackpool promenade turn second left after passing South Pier into Osborne Road. Then turn fifth right into Brighton Avenue.

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) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Brighton Avenue

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