80 Ribble Road, Blackpool, FY1 4AB

Three Bedroom Terraced House

£79,950

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IDEAL BUY-TO-LET INVESTMENT – SOLD WITH TENANT IN SITU –£650 PCM RENTAL INCOME

Shoreline Estates are pleased to present this traditional two-bedroom mid-terraced property, offered for sale with a tenant in situ, making it an ideal opportunity for buy-to-let investors seeking a property with an existing rental income.
The accommodation briefly comprises a lounge, dining room, snug, fitted kitchen, three bedrooms and a family bathroom with separate WC. The property benefits from double glazing and offers scope for future cosmetic improvements. The property is currently generating £650.00 per calendar month, equating to an annual rental income of £7,800.
Being sold with the existing tenancy in place, this property presents an opportunity for investors looking to expand their portfolio and benefit from an established rental income from completion, subject to the terms of the tenancy.

Porch
uPVC double glazed entrance door

Lounge 4.83m x 3.38m (15’10 x 11’1”)
uPVC double glazed bay window to front elevation, Radiator. Open to:

Dining Room 4.57m x 3.43m (1’10” x 11’3”)
uPVC double glazed window to rear elevation, Radiator. Open to:

Snug 3.28m x 2.51m (10’9 x 8’3)
uPVC double glazed window, side elevation. Open to:

Kitchen 2.51m x 2.48m (8’5" x 8’1")
Range of wall and base cupboard units with complimentary roll edge work tops, Single drainer stainless steel sink, Electric integrated oven, hob and extractor, Plumbed for automatic washing machine, Part tiled walls, uPVC double glazed window to rear elevation.

Key Features

- Popular Residential Location
- Three Bedrooms
- Three Reception Rooms
- Kitchen
- Gas Central Heating
- Double Glazing
- Rear Yard
- Permit Parking
- Tenant in Situ
- Early Viewing Essential

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Shoreline Estates Ltd
57 Red Bank Road, Bispham,
Blackpool, FY2 9HX

First Floor

Bedroom 1 – 4.52m x 2.69m (14’10" x 8'10")
uPVC double glazed window to rear elevation, Radiator.

Bedroom 2 – 4.22m x 2.90m (13’10" x 9’6")
uPVC double glazed window to front elevation, Radiator.

Bedroom 3 – 1.98m x 1.68m (6'5" x 5'6")
uPVC double glazed window to rear elevation, Radiator.

Bathroom
Three piece suite comprising, Panelled bath with shower over, Pedestal hand basin, Low flush WC, heater, Tiled walls, uPVC double glazed window to rear elevation

Outside

Parking
Residents permit.

Rear Yard

GENERAL

TENURE
Leasehold. (All prospective purchasers should verify this information with their solicitors prior to exchange of contacts.)

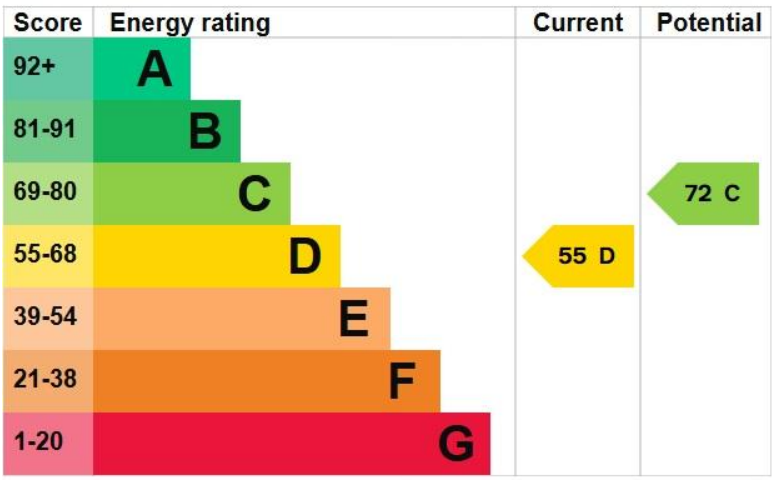
FIXTURES & FITTINGS
All fixtures & fittings are excluded from the sale unless separately included within the legal 'fixtures and fittings' details.

INFORMATION
Please note this brochure including photography and measurements was prepared by Shoreline Estates in accordance with the sellers’ instructions and should be used as guidance only.

WARRANTIES
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.
Services, systems, appliances, fittings and equipment have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

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FREE VALUATION
If you would like to obtain an independent and completely free market appraisal, please contact Shoreline Estates Ltd, 57 Red Bank Road, Bispham, Blackpool, Lancashire, FY2 9HX Telephone (01253) 352207.

DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

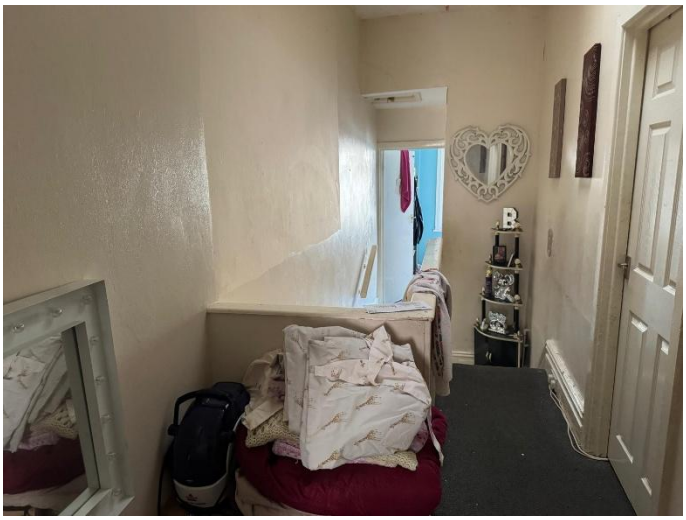












Get in touch

FOR APPOINTMENTS AND ENQUIRIES

01253 352207

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A Fully Tailored Property Service To Meet Your Needs And Exceed Your Expectations

OnTheMarket



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