



98 Cornwall Avenue, Bispham,  
Blackpool, FY2 9QL

**£135,000**

This **SUBSTANTIAL** semi-detached house would make a lovely **FOUR BEDROOM** family home. It is currently arranged as two self-contained flats, presenting a potentially profitable **BUY TO LET** opportunity. The spacious ground floor flat is currently occupied and comprises one bedroom, whilst the first floor flat is currently vacant and offers **TWO BEDROOMS**.

The property does require general modernisation throughout, but the potential rental income, following completion of the works, has been estimated at around **£16,800** per annum.

Based on the current asking price, this represents an appealing **12.4%** gross yield, providing ample scope to add value.

Other appealing features include **TWO GARAGES**, sizeable rooms, dual access, and a separate private entrance to the first floor flat.

**VIEWING ESSENTIAL.**

- Arranged as **TWO** flats
- Estimated rentals income potential
- **BUY TO LET** opportunity
- **PRIME** location
- Close to **SEAFRONT**

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**Communal Entrance:** Access to ground floor flat and first first flat entrances.

**Hall:** Gas central heating boiler, Radiator.

**Lounge:** 15'6" x 11'9" (4.72 m x 3.58 m) Feature fireplace with living flame coal effect gas fire, Picture rail, UPVC double glazed bay window, Double radiator.

**Bedroom:** 14'2" x 10'4" (4.32 m x 3.15 m) UPVC double glazed window, Radiator.

**Bathroom:** Four piece bathroom comprising; Panelled bath, Shower cubicle, Low flush WC, Pedestal wash basin.

**Dining Kitchen:** 9'6" x 7'0" (2.90 m x 2.13 m) Fitted wall and base cupboards, Complementary roll edge worktops, Built in oven and hob with extractor hood, Plumbed for washing machine, Stainless steel sink, UPVC double glazed window, Radiator.

#### First Floor:

**Landing:** ( ) Gas convector heater, Door to secondary staircase for alternate access to the first floor flat

**First Floor Flat Lounge:** 15'6" x 11'9" (4.72 m x 3.58 m) Fire surround, UPVC double glazed window, Double radiator.

**Bedroom 1:** 14'2" x 10'5" (4.32 m x 3.17 m) Coved ceiling, UPVC double glazed window, Radiator.

**Bedroom 2:** 8'5" x 7'8" (2.57 m x 2.34 m) Picture rail, UPVC double glazed window, Radiator.

**First Floor Flat Bathroom:** ( ) Four piece bathroom comprising; Panelled bath, Low flush WC, Pedestal wash basin, Separate shower cubicle, Part tiled walls, Tiled floor, UPVC double glazed window, Double radiator.

**Kitchen Diner:** 11'5" x 9'6" (3.48 m x 2.90 m) Fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl stainless steel sink, Built in oven and hob with extractor hood, Tiled splashback, Tiled floor, Combi gas central heating boiler, Radiator.



**Outside:**

**Front:** Stone gravelled for ease of maintenance

**Rear:** Concrete for ease of maintenance, Personal door to first floor flat via second staircase.

**Garage 1:** Brick garage with and up and over door, Access via shared driveway.

**Garage 2:** Brick garage with and up and over door, Access via shared driveway.

**Gas:** Ground floor flat gas tested December 2025. (Gas safety Record available to view in the office).

**Electric:** Ground floor flat electric tested April 2026 (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:** Ground Floor Flat: Band - A £1675.48 (2026/27)  
First Floor Flat: Band - A £1675.48 (2026/27)



Energy rating	Current	Pot
A		
B		
C	74 C	7
D		
E		
F		
G		

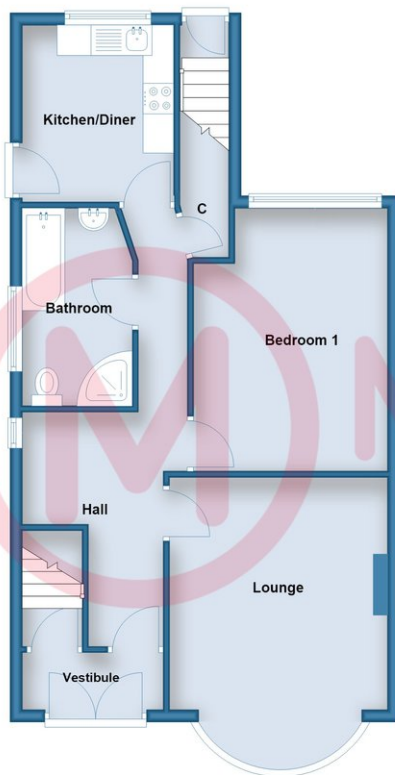
**Directions:** From our office take Warbreck Drive heading south, turn fourth left into Lowther Avenue and at the bottom turn left into Cornwall Avenue.

**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>		
(69-80)	<b>C</b>	69	72
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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**Cornwall Avenue**

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