



McDonald

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**61 Rossall Road, Thornton-Cleveleys,
FY5 1HG**

£124,950

**** ATTENTION INVESTORS ****

A mixed use property, superbly located in a prominent position on a busy and established thoroughfare. Briefly comprising an open plan ground floor 'shop front' and a separate first floor Flat. A fabulous investment previously generating an income of £12,550 per annum, and sold with NO ONWARD CHAIN

- Main road location
- Ground floor -
- Open plan 'shop fronted' - previously a nail bar
- First floor -
- One Bedroom Flat
- UPVC double glazing
- Gas central heating to the Flat
- 'Good to go' condition throughout
- Garage to rear (requiring repair)



Successfully selling property since
1948.



Ground Floor:

Shop Unit: 26'10" x 15'0" (8.18 m x 4.57 m) UPVC double glazed windows and door, Understairs storage.

Kitchen Area: 5'8" x 4'6" (1.73 m x 1.37 m) Single drainer stainless steel sink, Window.

WC: Low flush WC, Wash basin, Window.



FLAT:

Ground Floor::

Reception Hall: 9'0" x 8'5" (2.74 m x 2.57 m) UPVC double glazed door.

Inner Hall: Staircase to first floor.

First Floor::

Landing: Loft access, Radiator.

Lounge: 15'3" x 13'9" (4.65 m x 4.19 m) TV point, UPVC double glazed bay window, Radiator.



Kitchen: 11'3" x 7'2" (3.43 m x 2.18 m) Wall and base cupboard units with complementary roll edge worktops, Single drainer stainless steel sink, Gas central heating boiler, UPVC double glazed window, Radiator.



Bedroom: 12'3" x 9'6" (3.73 m x 2.90 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, UPVC double glazed window, Radiator.

Outside:

Rear: Garage to the rear (requiring repair).

Heating: Gas central heating (NOT TESTED).

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

Council Tax: Band - A £1675.48 (2026/27)



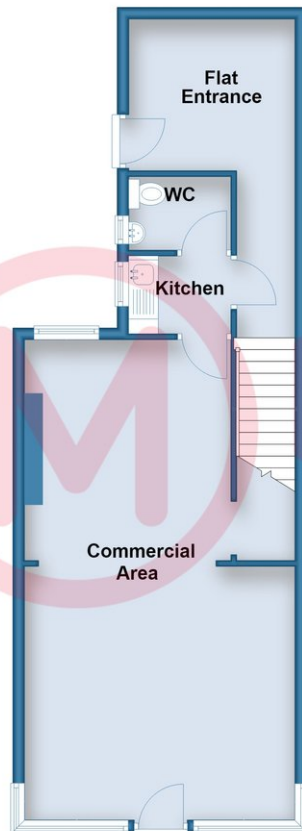
Directions: From our office on Red Bank Road proceed to the Promenade and turn right onto the promenade. Follow this road all the way through to Cleveleys town centre, carry on through the traffic lights into Rossall Road, the property can be found a short way down on the left hand side.

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		
(55-68) D	65	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



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Rossall Road

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