



**53 Richmond Road, Blackpool,
FY1 2NJ**

£102,500

***** ATTENTION INVESTORS - PROFITABLE BUY-TO-LET *****

Currently let on a AST providing an appealing annual income of around £11,440. This is a viable yield OVER 10% gross.

This modernised end garden terraced property is deceptive, as it's HUGE! With THREE DOUBLE bedrooms, where one of the THREE separate reception rooms, is currently being utilised as a FOURTH bedroom. Check out the floor plan and room sizes.. VERY SPACIOUS indeed and along with MODERN fixtures and fittings.. an excellent investment opportunity.

Situated within just 0.1 miles of the PROMENADE.

- Three / Four DOUBLE bedrooms
- Three SEPARATE reception rooms
- STYLISH fitted kitchen
- Family bathroom; UPVC double glazing
- Gas central heating
- Gas & Electric certificates
- BUY to LET OPPORTUNITY.

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Hall: Staircase, UPVC double glazed front door.

Lounge: 13'9" x 12'3" (4.19 m x 3.73 m) Feature open fireplace, coved ceiling, UPVC double glazed window.

Lounge/Bedroom: 19'4" x 14'0" (5.89 m x 4.27 m) UPVC double glazed bay window, Double radiator.

Kitchen: 9'9" x 8'2" (2.97 m x 2.49 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob, Stainless steel sink, Tiled splashback, UPVC double glazed window.

Dining Room: 21'2" x 9'2" (6.45 m x 2.79 m) Built in cupboard housing combi gas central heating boiler, UPVC double glazed window and rear door, Double radiator.



First Floor:

Landing: Split level landing.



Bedroom 1: 19'2" x 14'9" (5.84 m x 4.50 m) UPVC double glazed bay window, Radiator.



Bedroom 2: 16'4" x 14'2" (4.98 m x 4.32 m) Large built in cupboard, UPVC double glazed window.

Bedroom 3: 9'10" x 7'7" (3.00 m x 2.31 m) UPVC double glazed window, Radiator.

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



Outside:

Small rear yard.



Heating: Gas central heating (There is a Gas Safe gas safety certificate dated Dec 2024 available for review).

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

Council Tax: Band - B £1860.61 (2025/26)

Additional Information: Electrics / There is an electrical condition report dated June 2023 available for review.

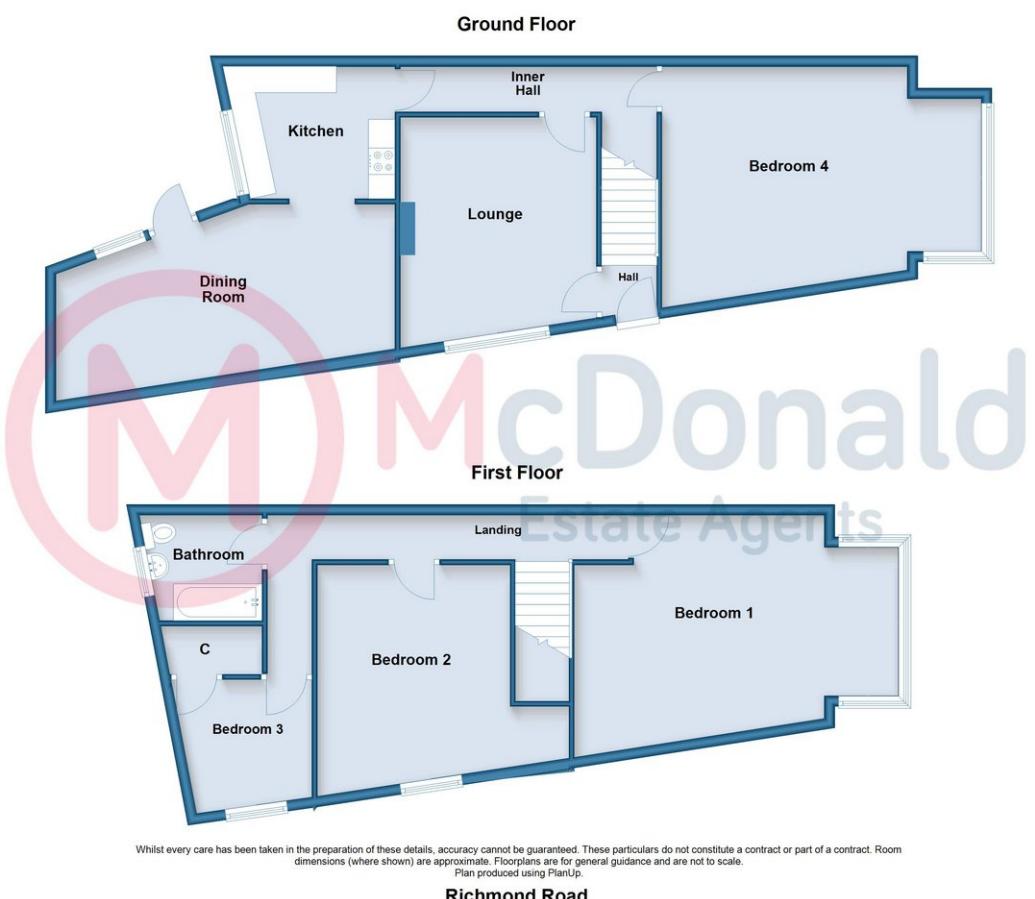
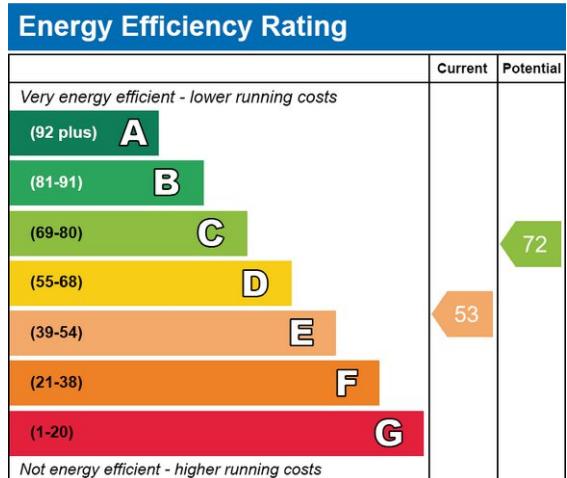
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Directions: Head out of Blackpool town centre North along Dickson Road. After the mini roundabouts take the second right into Eaves Street. And then right into Richmond Road.

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.



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