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BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN BLACKPOOL
2022 IN BLACKPOOL
2021 IN BLACKPOOL

# 48 Leamington Road, Blackpool, FY1 4HF

## £189,990

***** ATTENTION INVESTORS – PRIME BUY-TO-LET OPPORTUNITY *****

**This substantial garden terraced property is configured as three self-contained flats, generating an approximate annual rental income of £18,660, offering an attractive gross yield of around 10%. Selective license in place.**

**The accommodation comprises two one-bedroom flats on the ground floor and an impressive three-bedroom flat to the first floor, benefiting from dual access points. All units are fitted with uPVC double glazing and are served by either gas or electric heating systems.**

**Ideally located just 100 yards from Whitegate Drive, the property enjoys close proximity to a wide range of shops, services, and local amenities, ensuring strong tenant demand.**

- **THREE self-contained flats**
- **BUY-TO-LET opportunity**
- **First floor THREE bedroom flat**
- **UPVC double glazing**
- **Gas & Electric heating**
- **Close to LOCAL SHOPS**

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**Ground Floor**:

**Private Entrance**:

**Hall**: Wood effect laminate flooring, Spindled staircase.

**Flat 1**:

**F1/Lounge**: 16'9" x 12'7" (5.11 m x 3.84 m) Beautiful fireplace with fire surround and tiled inset, Picture rail, Electric wall heater.

**F1/Inner Hall**: Built in cupboard.

**F1/Bedroom**: Coved ceiling, Electric storage heater.

**F1/Kitchen**: 11'3" x 7'3" (3.43 m x 2.21 m) Fitted wall and base cupboards, Stainless steel sink, UPVC double glazed window and rear door.

**F1/Shower Room**: Modern three piece shower room comprising; Shower cubicle, Low flush WC, Pedestal wash basin, Tiled walls, UPVC double glazed window, Heated towel rail, Radiator.

**Flat 2 (rear)**:

**F2/Private Entrance**: To the rear.

**F2/Bathroom**: Modern three piece shower room comprising; Shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls.

**F2/Bedroom**: 11'5" x 10'6" (3.48 m x 3.20 m) Built in vanity dresser, UPVC double glazed window, Electric wall heater.

**F2/Lounge**: 11'5" x 10'0" (3.48 m x 3.05 m) Wood effect laminate flooring, Two UPVC double glazed window, Electric wall heater,

**F2/Kitchen**: 11'2" x 7'9" (3.40 m x 2.36 m) Fitted wall and base cupboard units, Worktop, Stainless steel ink, Plumbed for washing machine, UPVC double glazed window and rear door.

**First Floor**:

**Landing**: Split level landing, Picture rail, Two radiators.

**Flat 3**:

**F3/Lounge**: 17'3" x 15'3" (5.26 m x 4.65 m) 'Log burner' recessed to brick chimney breast, Picture rail, Two UPVC double glazed windows, Double radiator.

**F3/Dining Kitchen**: 17'10" x 11'5" (5.44 m x 3.48 m) Fitted wall and base cupboards, Built in louvred cupboard, Roll edge worktops, Built in oven and hob with extractor hood, Tiled splashback, Stainless steel sink, Plumbed for washing machine, Combi gas central heating boiler, Two UPVC double glazed windows.

**F3/Bedroom 1**: 14'11" x 11'4" (4.55 m x 3.45 m) Picture rail, UPVC double glazed window, Double radiator.

**F3/Bedroom 2**: 8'2" x 7'5" (2.49 m x 2.26 m)

**F3/Bedroom 3**: 11'4" x 9'8" (3.45 m x 2.95 m) Coved ceiling, UPVC double glazed window and patio doors, Radiator.

**F3/Balcony**: Small concrete balcony with steps down to ground floor.

**F3/Bathroom**: Modern four piece bathroom comprising; Panelled bath, Pedestal wash basin, Separate shower cubicle, Low flush WC. Tiled walls, UPVC double glazed window, Radiator.

**Outside**:

**Rear**: Small tarmacadam rear yard(s), Staircase to first floor flat.

**Garage**: With an up and over door, light and power.

**Heating**: Flat 3: Gas central heating. Gas tested 9th December 2025. (Gas safety Record available to view in the office).
Flat 2: Electric heating. Electric tested 9th August 2022: (Electrical Installation Condition Report available to view in the office).
Flat 1: Electric heating: Electric tested 9th February 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.

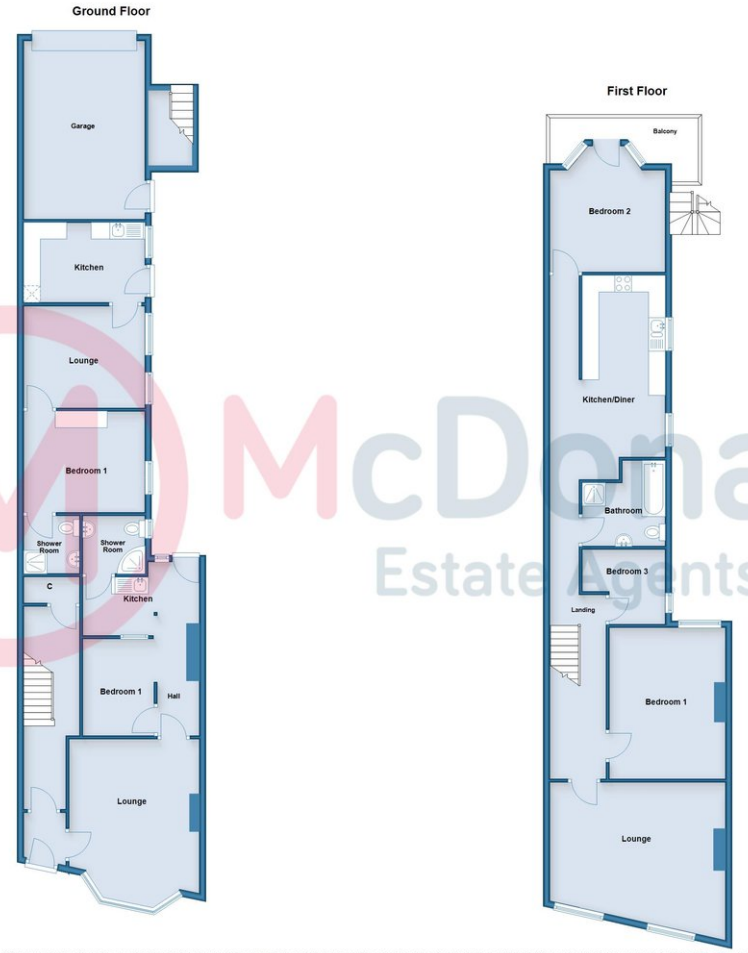
**Council Tax**: All three flats are band A - £1594.81 (2025/26)

**EPC:** All EPCs can be found on the Government website at: https//www.gov.uk/find-energy-certificate

**Directions:** Head south along Whitegate Drive and turn first right into Leamington 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.




Leamington Road

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