



52a & 52b Devonshire Road,
Blackpool, FY3 8AA

Guide Price £90,000

***** AUCTION – OUTSTANDING BUY-TO-LET INVESTMENT OPPORTUNITY *****

This spacious end garden terraced house is currently arranged as **TWO SELF-CONTAINED FLATS**, producing a combined annual rental income of approximately £13,900 from two longstanding tenants.

Based on the guide price, this represents an attractive gross yield of approximately 15.5%, making this an excellent investment opportunity.

The two-bedroom ground floor flat requires modernisation throughout, while the two-bedroom first-floor flat has been extended into the loft space, providing additional accommodation.

Both flats benefit from gas central heating, UPVC double glazing and a dedicated parking space to the front.

An exciting **BUY-TO-LET INVESTMENT / DEVELOPMENT OPPORTUNITY** with strong rental returns and excellent potential for improvement.

Successfully selling property since
1948.



McDonald

Estate Agents

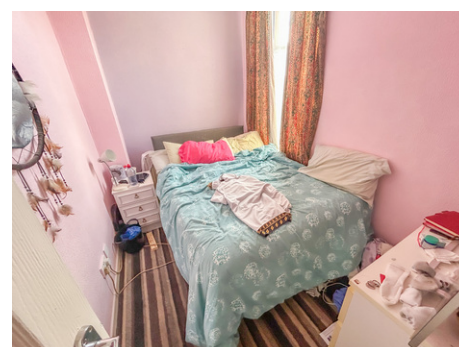
Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ

01253 398 498

sales@mcdonaldproperty.co.uk

www.mcdonaldproperty.co.uk



***PLEASE NOTE:** This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500.00. These services are optional.

- TWO self contained flats
- 1x Two bedroom (requires modernisation)
- 1x Two bedroom plus LOFT ROOM
- Gas central heating
- Annual income c. £13,900 PA
- * New Kitchen included (supplied only)



Ground Floor Flat:

Hall: UPVC double glazed front door, Wood effect laminate flooring.

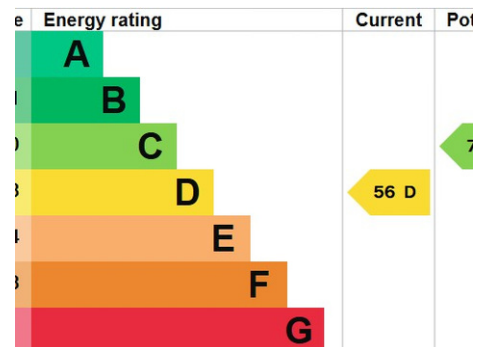
Lounge: 15'3" x 12'5" (4.65 m x 3.78 m) Fire surround, Coved ceiling, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath, Low flush WC, Pedestal wash basin, Separate shower cubicle, Tiled walls, UPVC double glazed window, Heated towel rail/radiator.

Bedroom: 12'5" x 8'3" (3.78 m x 2.51 m) UPVC double glazed window, Radiator.

Kitchen: 12'5" x 9'10" (3.78 m x 3.00 m) Wall and base cupboard units, One and a half bowl stainless steel sink, Built in oven and hob, Plumbed for washing machine, Gas central heating boiler, UPVC double glazed window, Radiator.

Bedroom 2: 9'10" x 7'5" (3.00 m x 2.26 m) UPVC double glazed window and rear door, Radiator.



Successfully selling property since 1948.

First Floor Flat:

Landing: Split level landing, Radiator.

Lounge: 16'2" x 12'6" (4.93 m x 3.81 m) Fireplace with fire surround, Two UPVC double glazed windows, Double radiator.

Bedroom 1: 6'10" x 6'7" (2.08 m x 2.01 m) UPVC double glazed window, Radiator.

Bedroom 2: 10'1" x 6'8" (3.07 m x 2.03 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath, Pedestal wash basin, Low flush WC, Built in storage cupboard, Tiled walls, UPVC double glazed window.

Kitchen: 10'0" x 6'11" (3.05 m x 2.11 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Colour coordinated sink, Built in oven and hob, Plumbed for washing machine, Gas central heating boiler, UPVC double glazed window.

Second Floor:

Loft Room: 14'6" x 10'5" (4.42 m x 3.17 m) Two double glazed skylight windows, Radiator.

Outside:

Front: Mainly tarmacadam.

Rear: Concreted for ease of maintenance.

Heating: Gas central heating (There are gas safety certificates dated May and June 2026, available to review).

Electrics: There are electrical test certificates dated June 2025 and May 2026, available to review

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

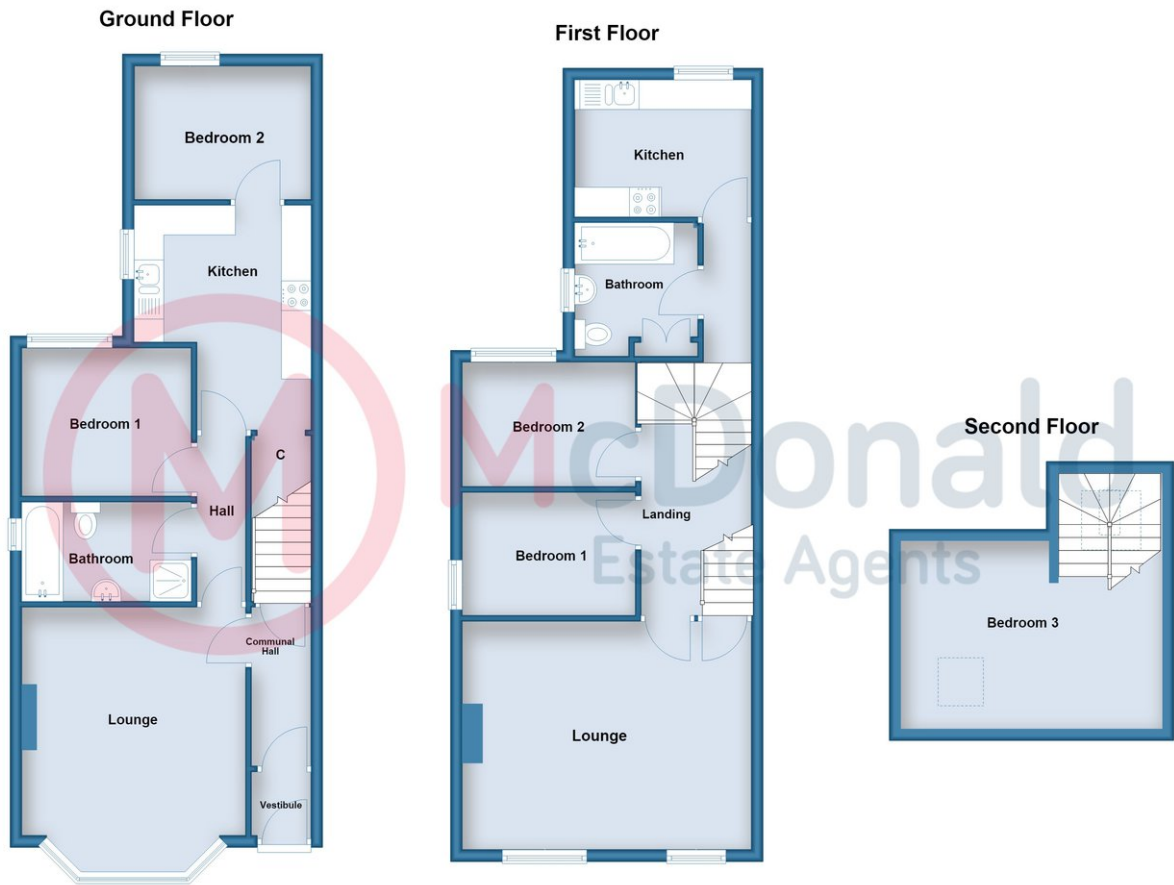
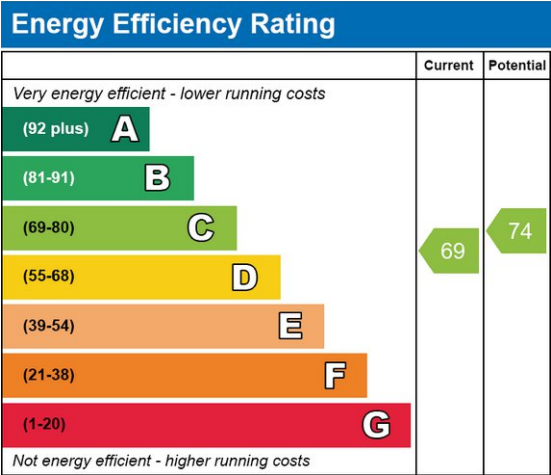
Council Tax: 52a - Band - A £1675.48 (2026/27)
52b - Band - A £1675.48 (2026/27)

***Additional Information:** A kitchen has been purchased with numerous units and worktop ready for installation to the ground floor flat. (Included supply only - subject to negotiation)

Directions: From Whitegate Drive proceed north to the junction with Devonshire Square, carry on straight ahead into Devonshire Road, Number 52 is a short way along on your 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.



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale.
Plan produced using PlanUp.

Devonshire Road

Are YOU thinking of selling?
Call McDonald Estate Agents NOW, for
your FREE market appraisal.

Successfully selling property since 1948.

