



24 & 24a Beach Road, Thornton-Cleveleys, FY5 1EQ

£114,000

***** INVESTMENT OPPORTUNITY - VIABLE BUY TO LET *****

This garden-fronted terraced property has been thoughtfully arranged as **TWO** self-contained flats, each benefiting from its own private entrance. Whilst some modernisation would further enhance the accommodation, both flats are currently tenanted and generate an annual rental income in the region of £10,800.

In addition, there is a garage to the rear, which has the potential to generate an estimated further £1,080 per annum in rental income.

With a combined potential annual income of approximately £11,880, the property offers a gross yield in the region of 10.4%, making it an attractive and viable investment opportunity with scope for future value enhancement.

In addition, there is off street parking and lovely location just 1/3 mile direct access to the **SEAFRONT**.

- Buy to Let Opportunity
- TWO, one bedroom flats
- UPVC double glazing; Gas central heating
- Close to **SEAFRONT**
- Off street parking.

Award winning property sales since 1948.



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Private Entrance.

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

Lounge: 18'2" x 13'3" (5.54 m x 4.04 m) Decorative fireplace with fire surround, Wood effect laminate flooring, UPVC double glazed window, Radiator. UPVC door to:-

Dressing Room: 9'3" x 6'3" (2.82 m x 1.90 m) UPVC double glazed window, Radiator.

Inner Hall: Understairs storage.

Bathroom: Comprising; Panelled 'spa' bath, Separate shower cubicle, Low flush WC, Pedestal wash basin, Part tiled walls, UPVC double glazed window, Radiator.

Kitchen: 10'1" x 9'10" (3.07 m x 3.00 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Built in hob and oven, Plumbed for washing machine, Stainless steel sink, Gas central heating boiler, UPVC double glazed window and rear door.



First Floor:

First Floor Lounge: 17'4" x 12'2" (5.28 m x 3.71 m) Fireplace with fire surround, Two UPVC double glazed windows, Radiator.

Bedroom 1: 13'2" x 11'4" (4.01 m x 3.45 m) UPVC double glazed window, Radiator.

Shower Room: Comprising; Shower cubicle, Low flush WC, Pedestal wash basin, Tiled walls, Tile effect laminate flooring, UPVC double glazed window, Radiator.

Kitchen: 10'1" x 7'4" (3.07 m x 2.24 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob, One and a half bowl stainless steel sink, Plumbed for washing machine, Combi gas central heating boiler, Tiled floor, UPVC double glazed window.



Outside:

Rear: Concrete for ease of maintenance.

Garage: Detached concrete sectional garage. This garage can be offered for rent separately with an estimated potential annual income in region of £1080.

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

Council Tax: 24 and 24A are both band A - £1675.48 (2026/27)



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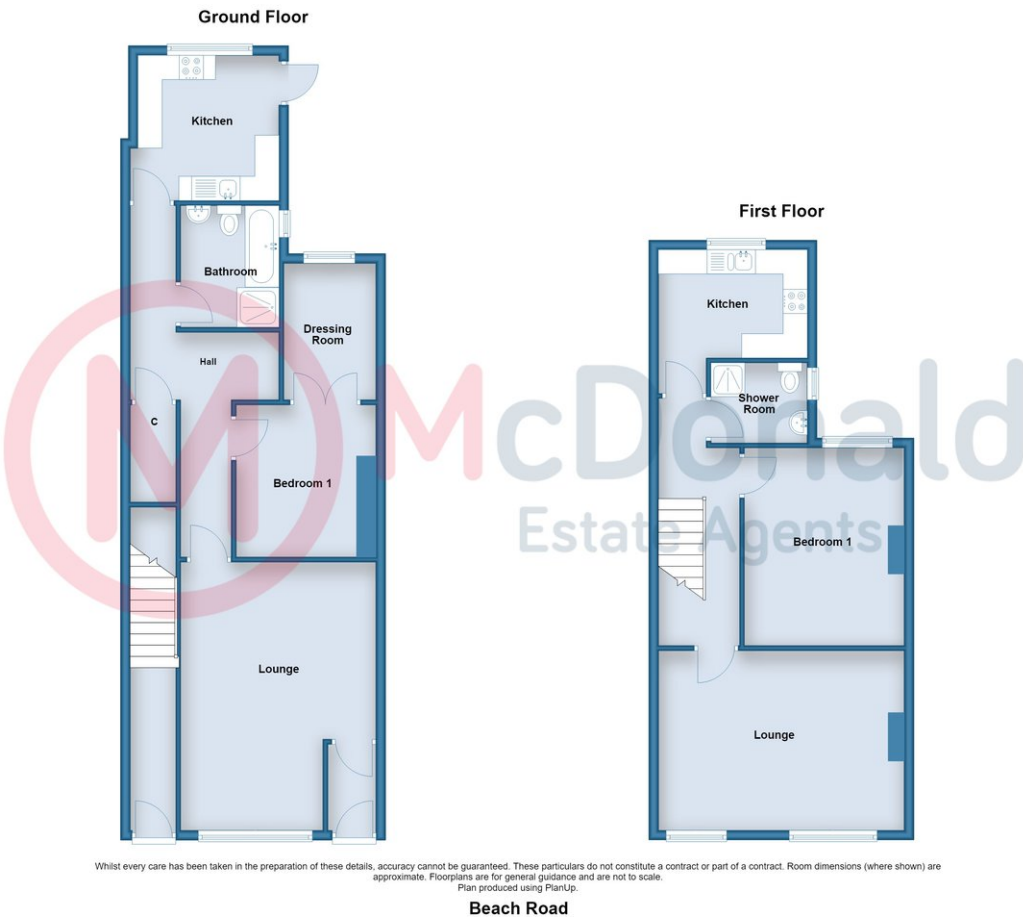


Directions: Take Fleetwood Road heading towards Cleveleys, at the traffic lights with the Promenade bear right and continue parallel with the tram tracks and continue to the traffic lights with Victoria Road West onto Rossall Road. At the second roundabout, take the first exit onto Beach Road.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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