



**12 Ball Street, Blackpool,
FY1 6HL**

£54,950

***** INVESTORS / BUY-TO-LET OPPORTUNITY *****

This mid terraced house is being offered with a longstanding tenant in occupation (approx. 20 years). Currently providing an annual income in the region of £5400 and a gross yield of around 10%

The property does require general updating which is represented by this attractive asking price.

- TWO bedrooms
- Lounge
- DINING kitchen
- UPVC double glazing
- Gas central heating
- BUY-TO-LET opportunity.

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Vestibule: Tiled Floor, UPVC double glazed front door.

Lounge: 13'4" x 13'1" (4.06 m x 3.99 m) Fireplace with fire surround and solid fuel open grate, Meter cupboard, Coved ceiling, Wood effect laminate flooring, UPVC double glazed window.

Dining Kitchen: 10'5" x 10'0" (3.17 m x 3.05 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops and breakfast bar, Stainless steel sink, Concealed gas central heating boiler, Built in oven and hob with extractor hood, Plumbed for washing machine, Understairs storage, Tiled floor, UPVC double glazed front door, Radiator.

First Floor:

Landing.

Bedroom 1: 13'3" x 13'1" (4.04 m x 3.99 m) Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 2: 10'1" x 4'10" (3.07 m x 1.47 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with overhead shower and screen, Low flush WC, Pedestal wash basin, Part tiled walls, UPVC double glazed window, Radiator.

Outside:

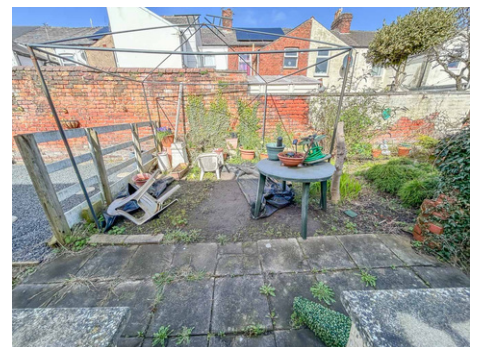
Rear Yard: Paved for ease of maintenance, Leading to:-

Second Rear Yard: Concreted for ease of maintenance with right of way for neighbours.

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: Travel the full length of Whitegate Drive, proceed straight ahead at the lights, following the road around to the left into Waterloo Road, at the next lights bear right, still on Waterloo Road. Proceed the full length of this road and turn right into Lytham Road, Ball Street is the fourth turning on your right.

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.

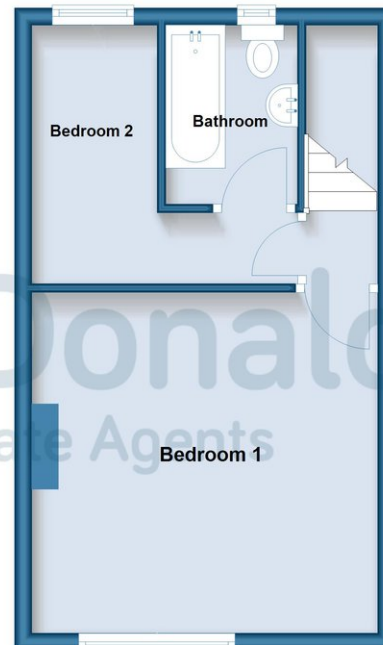
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Ball Street

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