



135 Marsden Road, Blackpool
FY4 3DT

£87,950

***** ATTENTION INVESTORS *****

A Mid Terraced Home with **THREE** Bedrooms, UPVC double glazing, Gas central heating, and Gardens to the front and rear. The property is **CURRENTLY LET** and we are informed is providing an income of £9072 per annum - an impressive gross yield of over 10%. **NO ONWARD SALES CHAIN**

- **THREE** bedrooms
- Lounge
- Dining kitchen
- Three piece Bathroom
- UPVC double glazing
- Gas central heating
- Gardens
- **INVESTMENT OPPORTUNITY**

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1948.



McDonald

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Porch: UPVC double glazed windows and door.

Hall: Meter cupboard.

Lounge: 13'4" x 12'0" (4.06 m x 3.66 m) Fireplace, TV point, UPVC double glazed bay window, Radiator.

Dining Kitchen: 14'10" x 11'2" (4.52 m x 3.40 m) Wall and base cupboard units with complementary roll edge worktops, Single drainer stainless steel sink with mixer tap, Electric cooker point, UPVC double glazed windows and door, Radiator.

First Floor:

Landing: Loft access.

Bedroom 1: 11'0" x 9'4" (3.35 m x 2.84 m) UPVC double glazed window, Radiator.

Bedroom 2: 11'0" x 9'4" (3.35 m x 2.84 m) UPVC double glazed window, Radiator.

Bedroom 3: 6'9" x 5'2" (2.06 m x 1.57 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath, Pedestal wash basin, Low flush WC, UPVC double glazed window, Towel heater radiator.

Outside:

Front: Laid to lawn.

Rear: Approximately 45', Laid to lawn with a paved patio area.

Gas: Gas tested 7th July 2025. (Gas safety Record available to view in the office).

Electric: Tested 3rd June 2021 (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: Band - A £1675.48 (2026/27)



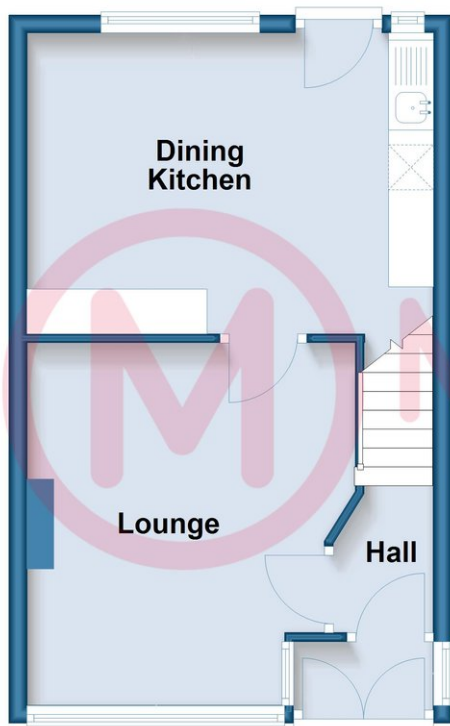
Directions: Travel South along Whitegate Drive, at Oxford Square proceed straight ahead, bearing right into Waterloo Road. At the first major junction continue over onto Marton Drive and Marsden Road can be found fifth on the right.

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		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



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Marsden Road

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