



15 Glen Street, Stanley Park,
Blackpool, FY3 9EX

£159,950

***** OUTSTANDING INVESTMENT OPPORTUNITY *****

This well-presented 'hall-to-hall' semi-detached house is in good decorative order and conveniently situated just 250 yards from the multi-award-winning STANLEY PARK, one of the area's most sought-after locations.

The property is currently occupied on an *approved HMO basis and, when fully occupied, generates an income in excess of £22,000 per annum. This represents a VERY appealing gross yield of approximately 14%.

*Certificate of Lawfulness obtained dated July 2026 and available for inspection.

- Good order
- Desirable location
- Approved HMO
- Income potential c. £22,000.
- Excellent Opportunity

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Vestibule: Meter cupboard, Wood effect laminate flooring, Coved ceiling.

Hall: Staircase, Wood effect laminate flooring, Radiator.

Room 1: 14'5" x 11'4" (4.39 m x 3.45 m) Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window, Double radiator.

Communal Lounge: 11'11" x 11'9" (3.63 m x 3.58 m) Feature fireplace, Understairs storage, Wood effect laminate flooring, Double doors to rear garden, Radiator.

Kitchen: 14'1" x 8'2" (4.29 m x 2.49 m) Modern fitted wall and base cupboard units, Complementary worktops, Stainless steel sink, Built in oven, microwave, hob and extractor hood, Two double glazed windows, Radiator.

Utility Room: 8'4" x 7'5" (2.54 m x 2.26 m) Roll edge worktop, Plumbed for washing machine, Gas central heating boiler, Double glazed window, Built in storage cupboard incorporating:-

Ground Floor WC: Low flush WC, Vanity wash basin, Double glazed window.

First Floor:

Landing: Split level landing.

Room 2: 15'2" x 11'7" (4.62 m x 3.53 m) Fitted wardrobes with matching dresser and drawer units, Two UPVC double glazed windows, Radiator.

Room 3: 12'1" x 9'7" (3.68 m x 2.92 m) Double glazed window, Radiator.

Shower Room: Comprising; Shower cubicle, Vanity wash basin, Beautiful tiled walls and floor, Double glazed window, Heated towel rail/radiator.

Separate WC: Low flush WC, Wood effect laminate flooring, Double glazed window, Radiator.

Room 4: 9'11" x 8'5" (3.02 m x 2.57 m) Built in cupboard, Double glazed window, Radiator.

Outside:

Front: Forecourt garden.

Rear: Small rear garden, Concrete with flowerbeds.

Heating: Gas central heating.

Gas: Gas tested July 2026. (Gas safety Record available to view in the office).

Electric: Tested September 2025 (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 - B £1954.73 (2026/27).



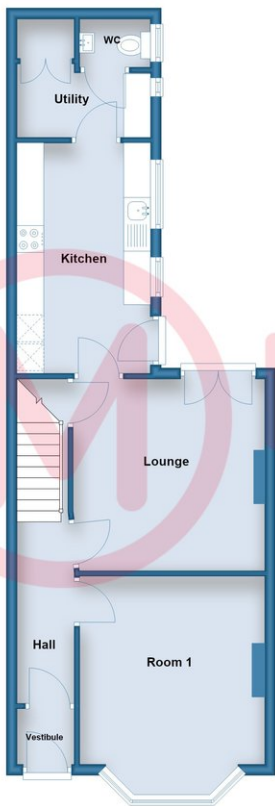
Directions: Take Whitegate Drive heading south, turn eighth left onto Woodland Grove and then first left onto Glen Street

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
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



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Glen Street

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