



10 Cunliffe Road, Blackpool  
FY1 6RZ

**£99,999**

**\*\* ATTENTION INVESTORS - BUY-TO-LET OPPORTUNITY\*\***

This Mid Garden Terrace House is currently rented out at £850 pcm, and so would provide an appealing gross return of almost 10%. The property has THREE BEDROOMS, two Reception Rooms, UPVC double glazing, gas central heating and is thoroughly cared for by the existing occupants.

- Currently Rented out at £850 pcm
- Three Bedrooms
- Two Reception rooms
- Modern style Kitchen
- Modern style Bathroom
- UPVC double glazing
- Gas central heating
- Gardens



Successfully selling property since  
1948.



**Vestibule:** Meter cupboard, UPVC double glazed door.

**Hall:** Staircase to first floor.

**Lounge:** 12'3" x 10'10" (3.73 m x 3.30 m) TV point, UPVC double glazed window, Radiator.

**Dining Room:** 14'1" x 12'6" (4.29 m x 3.81 m) Understairs storage, UPVC double glazed patio doors, Radiator. Open to :-

**Kitchen:** 8'0" x 7'0" (2.44 m x 2.13 m) Modern style fitted wall and base cupboard units with complementary roll edge worktops, Stainless steel sink, Built in oven and hob with extractor hood, Plumbed for washing machine, UPVC double glazed window.

#### **First Floor:**

**Landing:**

**Bedroom 1:** 14'1" x 12'5" (4.29 m x 3.78 m) UPVC double glazed window, Radiator.

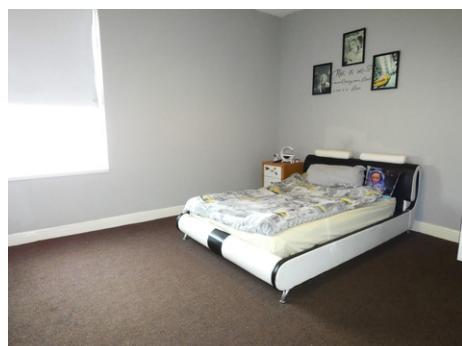
**Bedroom 2:** 8'2" x 6'7" (2.49 m x 2.01 m) UPVC double glazed window, Radiator.

**Bedroom 3:** 9'4" x 5'7" (2.84 m x 1.70 m) UPVC double glazed window, Radiator.

**Bathroom:** Modern style three piece suite comprising; Panelled bath with overhead shower, Pedestal wash basin, Low flush WC, Towel heater radiator.

#### **Outside:**

**Front:** Forecourt garden.



**Rear Yard:** Mainly laid to artificial lawn, with a patio area.

**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.

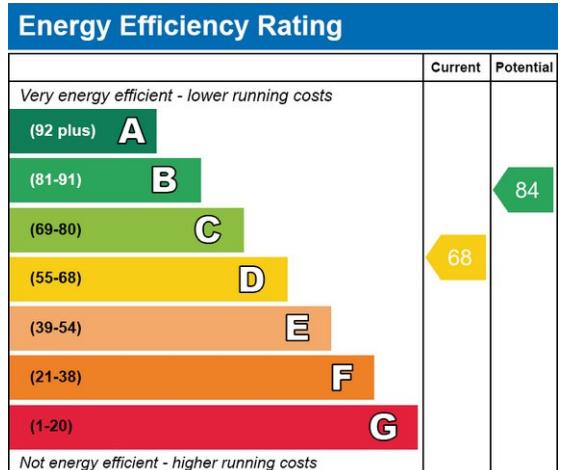
**Council Tax:** Band - A £1594.81 (2025/26)



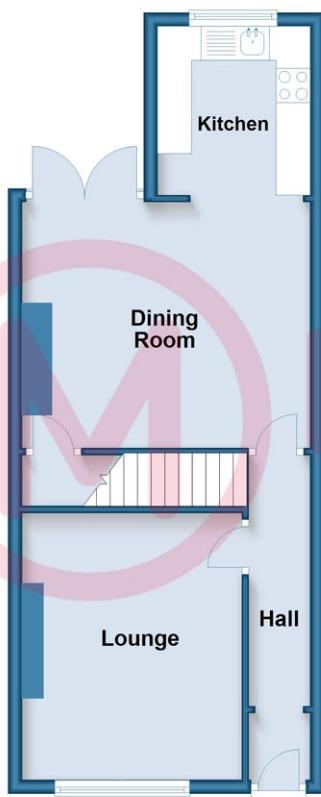
**Directions:** Head south along Whitegate Drive. At the lights turn right into Hornby Road and at the next set of lights turn left into Park Road. Passing the shops near Cumberland and Westmorland. Then after the next lights turn third right into Cunliffe Road.

**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.



**Ground Floor**



**First Floor**



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Plan produced using PlanUp.

**Cunliffe Road**

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