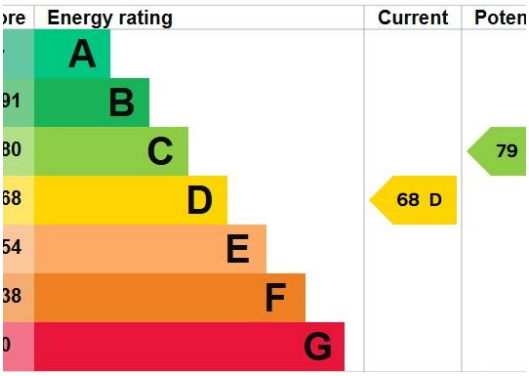
12 Jameson Street, Blackpool, FY1 4AJ

Two Bedroom Terraced House

£77,500

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IDEAL BUY-TO-LET INVESTMENT – SOLD WITH TENANT IN SITU –£700 PCM RENTAL INCOME

ATTENTION INVESTORS – FANTASTIC BUY-TO-LET OPPORTUNITY – SOLD WITH TENANT IN SITU – CURRENTLY ACHIEVING £700 PCM – IMPRESSIVE GROSS RENTAL YIELD OF APPROXIMATELY 10.84%!

Shoreline Estates are delighted to present this well-presented two-bedroom mid-terraced property, conveniently situated in a residential location in Blackpool. Offered for sale with a tenant in situ, currently generating a rental income of £700 per calendar month (£8,400 per annum), this property represents an excellent opportunity for investors seeking an established buy-to-let investment with an immediate rental income.

The accommodation offers a spacious open-plan lounge and dining area, providing a versatile and comfortable living space with ample room for both relaxation and entertaining. To the rear, the fitted kitchen provides a practical layout with convenient access to the remainder of the accommodation.

Porch
uPVC double glazed entrance door

Through Lounge Dining Room 8.25m x 3.44m (27'0" x 11'3")
Stairs to first floor, uPVC Double glazed window to front and rear elevations, Radiator

Kitchen 4.27m x 1.59m (14'0" x 5'2")
Range of wall and base cupboard units with complimentary roll edge work tops, Single drainer stainless steel sink, Integrated gas hob, electric oven and extractor, Plumbed for automatic washing machine, Part tiled walls, uPVC double glazed window, uPVC double glazed door leading to rear yard.

Key Features

- Popular Residential Location
- Three Bedrooms
- Three Reception Rooms
- Kitchen
- Gas Central Heating
- Double Glazing
- Rear Yard
- Permit Parking
- Tenant in Situ
- Early Viewing Essential

01253 352207
info@shorelineestates.co.uk
www.shorelineestates.co.uk

Shoreline Estates Ltd
57 Red Bank Road, Bispham,
Blackpool, FY2 9HX

First Floor

Bedroom 1 – 4.29m x 3.43m (14'0" x 11'3")
uPVC double glazed window to front elevation, Radiator.

Bedroom 2 – 2.57m x 2.53m (8'5" x 8'3")
uPVC double glazed window to rear elevation, Radiator.

Bathroom
Comprising panelled bath, Pedestal wash hand basin, Low flush WC, Part tiled walls

Outside

Parking
Residents permit.

Rear Yard

GENERAL

TENURE
Freehold. (All prospective purchasers should verify this information with their solicitors prior to exchange of contacts.)

FIXTURES & FITTINGS
All fixtures & fittings are excluded from the sale unless separately included within the legal 'fixtures and fittings' details.

INFORMATION
Please note this brochure including photography and measurements was prepared by Shoreline Estates in accordance with the sellers' instructions and should be used as guidance only.

WARRANTIES
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.
Services, systems, appliances, fittings and equipment have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

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FREE VALUATION
If you would like to obtain an independent and completely free market appraisal, please contact Shoreline Estates Ltd, 57 Red Bank Road, Bispham, Blackpool, Lancashire, FY2 9HX Telephone (01253) 352207.

DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

