



Estate Agents and Valuers

‘ EXCELLENT INVESTMENT OPPORTUNITY ‘



27 FAIRFIELD ROAD NORTH SHORE BLACKPOOL FY1 2RA
PRICE O/O £80,000

- . **TRADITIONAL MID TERRACED HOUSE**
- . **2 DOUBLE BEDROOMS**
- . **LOUNGE & DINING KITCHEN**
- . **UPVC DOUBLE GLAZING & GAS CENTRAL HEATING**
- . **CURRENTLY TENATED & PRODUCING AN INCOME OF APPROX £6600 P / A**

DESCRIPTION This well proportioned mid terraced house is within easy reach of Blackpool town centre with all it's facilities and would make an excellent investment. Warmed by gas fired central heating and complemented by UPVC double glazing, features include entrance vestibule, lounge, modern dining kitchen with beech style units, landing, two double bedrooms and a bathroom and W.C with a classic white suite. Outside the property is pavement fronted and at the rear is an enclosed courtyard. The property is currently tenanted and produces an annual income of approximately £6600 per annum.

LOCATION Proceeding out of Blackpool along Devonshire Road and go straight ahead at the mini roundabout near Burtons Biscuits. Turn next left into Claremont Road and Fairfield Road is the second turning on the left.



27 FAIRFIELD ROAD NORTH SHORE

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE VESTIBULE UPVC double glazed door.

LOUNGE 14'1 X 12'4. UPVC double glazed window, radiator, electric fire.

DINING KITCHEN 14'2 X 10'0. Fitted with a modern range of beech laminate base units and worktops with bevelled edges incorporating a single bowl single drainer, stainless steel sink unit, electric cooker point, tiled splashbacks, matching eye level cupboards, plumbing for washing machine, radiator, UPVC double glazed window and door.

ON THE FIRST FLOOR

LANDING Loft access.

BEDROOM NO 1 14'1 X 12'4. Two UPVC double glazed windows, radiator, built in wardrobe.

BEDROOM NO 2 10'0 X 8'7. UPVC double glazed window, radiator, fitted wardrobes.

BATHROOM & W.C Fitted with a white comprising panelled bath with Triton shower over, pedestal wash hand basin, W.C – low suite, radiator, part tiled walls, UPVC double glazed window.

OUTSIDE

ENCLOSED REAR COURTYARD

TENURE Freehold.

SERVICES All mains services – gas fired central heating.

VIEWINGS Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week.

COUNCIL TAX BAND:- A

EPC RATING:- D