



52 Park Road, Blackpool,  
FY1 4HT

**£205,000**

**\*\*\* ATTENTION INVESTORS - HIGH YIELD INVESTMENT OPPORTUNITY \*\*\***

This mid terraced property is currently arranged as FOUR self contained flats providing an annual income over £25,000. This represents a viable gross yield at OVER 12% per annum.

Situated within just 250 yards of the outskirts of the TOWN CENTRE and 0.4 miles of Blackpool North TRAIN STATION

- FOUR self-contained flats
- OVER £25,000 rental income
- Gross yield OVER 12%
- Close to TOWN CENTRE
- INVESTMENT OPPORTUNITY

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## Ground Floor:

**Communal Entrance/Hall:** UPVC double glazed front door.

**Flat One:** To Be Confirmed

## Flat Two:

**Lounge Area:** 14'3" x 11'9" (4.34 m x 3.58 m) Wood effect laminate flooring, UPVC double glazed window, Electric radiator. Directly open to:-

**Kitchen Area:** 7'3" x 6'9" (2.21 m x 2.06 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Built in oven, Hob, Extractor hood, Part tiled walls, UPVC double glazed window and rear door.

**Flat 2 - Bedroom:** 9'4" x 9'1" (2.84 m x 2.77 m) Wood effect laminate flooring, Two UPVC double glazed windows, Electric radiator.

**Shower Room:** Comprising; Shower cubicle, Low flush WC, Pedestal wash basin, Part tiled walls, Warm air heater.



## First Floor:

### First Floor Landing:

### Flat Three:

**Flat 3 - Hall:** Electric heater.

**Flat 3 - Lounge/Kitchen:** 13'10" x 11'5" (4.22 m x 3.48 m) Wood effect laminate flooring, UPVC double glazed window, Electric heater.

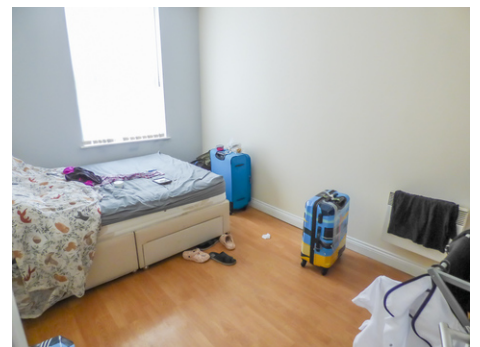
Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven, Hob with extractor, Stainless steel sink, Tiled effect laminate flooring, UPVC double glazed window.

**Flat 3 - Bedroom 1:** 13'0" x 9'1" (3.96 m x 2.77 m) Wood effect laminate flooring, UPVC double glazed window, Electric heater.

**Flat 3 - Bathroom:** Comprising; Panelled bath with shower attachment and screen, Pedestal wash basin, Low flush WC, Half tiled walls, Tiled effect laminate flooring, UPVC double glazed window.

**Flat 3 - Bedroom 2:** 11'10" x 9'0" (3.61 m x 2.74 m) Wood effect laminate flooring, UPVC double glazed window, Electric heater.

**En-Suite:** Comprising; Shower cubicle, Pedestal wash basin, Low flush WC, Half tiled walls, UPVC double glazed window, Electric heater.



**Second Floor:**

**Second Floor Landing:**

**Flat 4 - Hall:**

**Flat 4 - Lounge:** 13'11" x 12'5" (4.24 m x 3.78 m) Wood effect laminate flooring, UPVC double glazed window, Electric heater.

**Box Room:** 9'9" x 6'1" (2.97 m x 1.85 m) Wood effect laminate flooring, UPVC double glazed window, Electric heater.

**Flat 4 - Kitchen:** 8'2" x 6'1" (2.49 m x 1.85 m) Modern fitted wall and base cupboard units, Built in oven and hob with extractor over, Stainless steel sink, Half tiled walls, Tile effect laminate flooring.

**Flat 4 - Bathroom:** Comprising; Panelled bath with shower attachment and screen, Low flush WC, Pedestal wash basin, Mostly tiled walls, Tile effect laminate flooring.

**Flat 4 - Bedroom 1:** Wood effect laminate flooring, UPVC double glazed window, Electric heater.

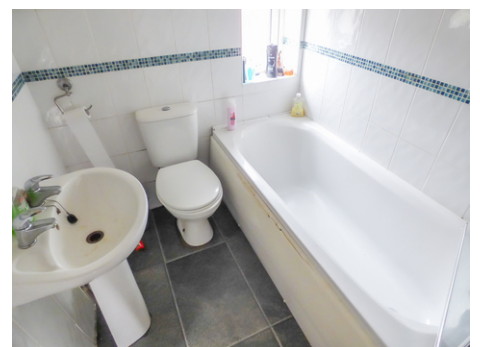
**Outside:**

Front garden concreted to provide off street parking. Rear yard concreted for ease of maintenance.

**Tenure:** We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:**

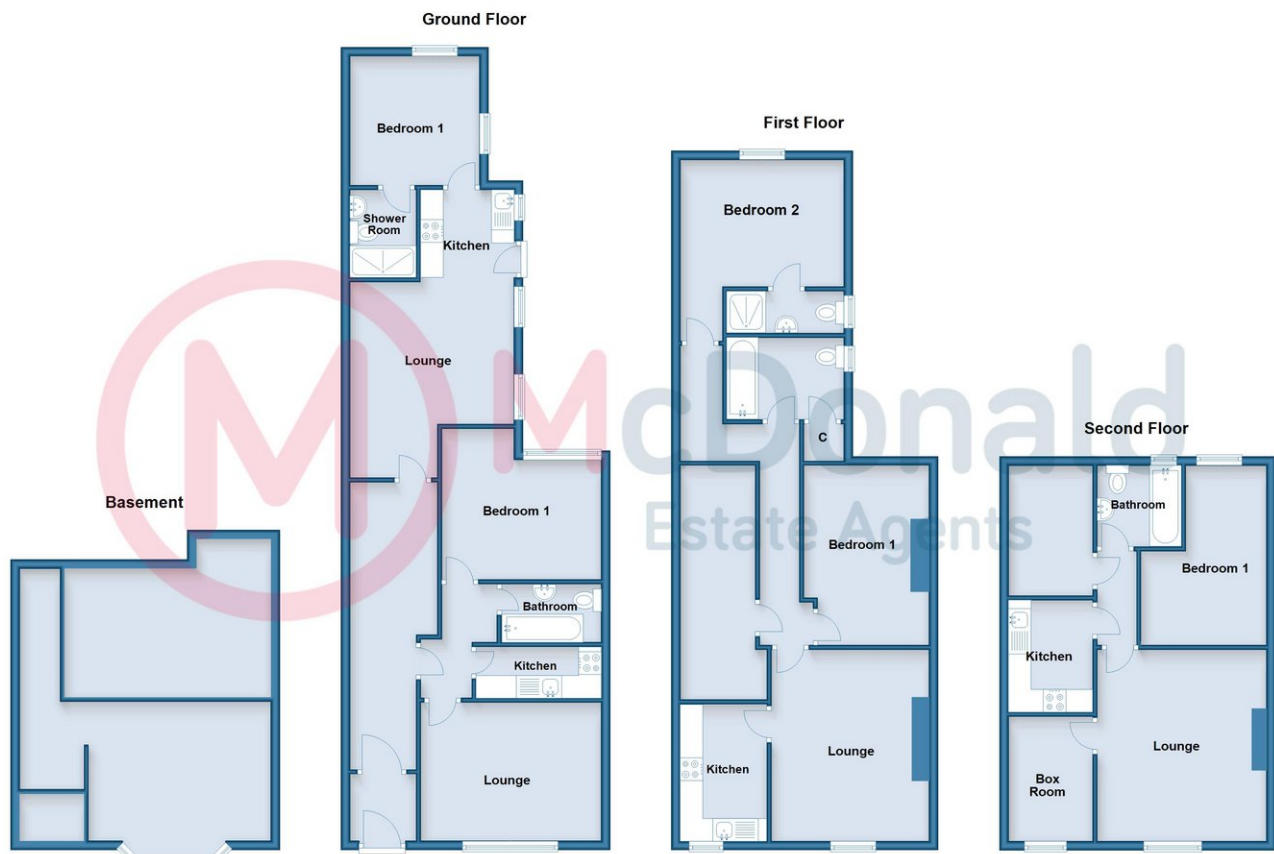
- FLAT 1 - A £1518.00 (2024/25)
- FLAT 2 - A £1518.00 (2024/25)
- FLAT 3 - A £1518.00 (2024/25)
- FLAT 4 - A £1518.00 (2024/25)



**Directions:** Take Whitegate Drive and travel South and turn right into Hornby Road. At the next set of lights turn right into Park 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.



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**Park Road**

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