



52 Westmorland Avenue, Blackpool,
Lancashire, FY1 5PG

£149,950

***** INVESTMENT OPPORTUNITY *****

This mid-terraced house is arranged as THREE , self-contained apartments, which are VERY SPACIOUS.

This excellent investment property is well-presented and provides a gross annual income in region of £16,900 per annum. This an appealing annual yield over 11%.

The property is centrally located and very convenient for numerous local amenities within 0.2 miles and the PROMENADE within 0.6 miles.

- INVESTMENT OPPORTUNITY
- Three LARGE self contained apartments
- Gross annual income around £16,900
- Well presented
- Central Fylde location
- Gas safety certificate
- Electrical safety certificate

Award winning property sales since 1948.



McDonald
Estate Agents

Fylde Coast Property Hub

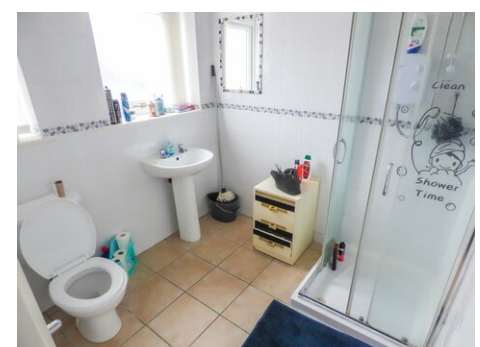
81-83 Red Bank Road, Bispham, FY2 9HZ

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www.mcdonaldproperty.co.uk



Ground Floor: Communal main entrance

Vestibule: Meter(s) cupboard.

Hall: Staircase to all floors.

Flat 1: As at June 2023 / Occupied since April 2021 / Rent £110 per week / no arrears.



First Floor:

Flat 2: as at June 2023 / Occupied since 21st January 2023 / Rented at £110 per week / no arrears.

Second Floor:

Flat 3: As at June 2023 / Occupied since April 2022 / Rented at £105 per week / No arrears.



Outside: Communal gardens

EPC: There are EPCs valid until 2025 for all three apartments via the following link:

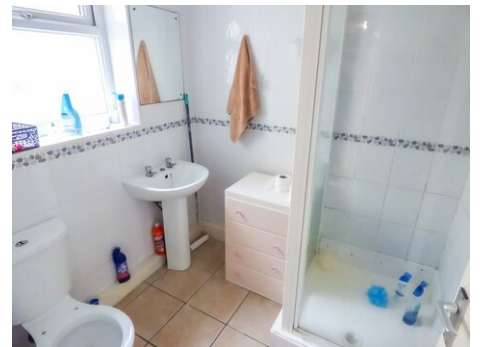
[95 EPCs for FY1 5PG – Find an energy certificate – GOV.UK \(find-energy-certificate.service.gov.uk\)](https://www.gov.uk/find-energy-certificate)

Gas: There is a gas safety certificate dated Feb 2023 available for review.

Electric: There is an electrical test certificate for each apartment dated June 2023, available for inspection.

Tenure: We are informed the property is freehold. Interested parties should seek clarification from their solicitor.

Council Tax: Each apartment is Band A / £1447.30 as at June 2023



Directions: From central Blackpool head south along the Promenade. Upon reaching central pier, turn left into Chapel Street. At the lights at the bottom turn right into Central Drive. Follow the road and turn left at the roundabout into Grasmere Road. Finally third left into Westmorland Avenue.

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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