



38 Harrison Street, Blackpool,
Lancashire, FY1 4AP

£79,870

This **EXTENDED** mid terraced house affords two **DOUBLE** bedrooms and **TWO SEPARATE** reception rooms and an **EXTENDED** fitted kitchen **OVER 15ft** long.

The property is currently let and providing an annual income in region of **£7200**, which represents an appealing **8.5%** gross yield. Increase in place for **23/03/24** to **£700 PCM**, **£8400 PA**.

Situated within just **200 yards** of numerous local shops and amenities and **0.5 miles** of the **PROMENADE**.

- TWO bedrooms
- TWO reception rooms
- EXTENDED fitted kitchen
- Bathroom
- Gas central heating
- UPVC double glazing
- Just 200 yards to locals shops.
- Within 0.5 miles of PROMENADE

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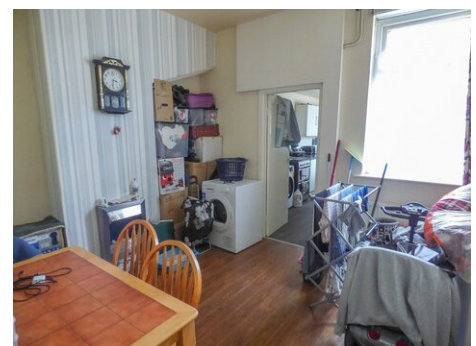
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Lounge: 13'5" x 12'2" (4.10 m x 3.70 m) Fire surround, Coved ceiling, Picture rail, UPVC double glazed window, Radiator.

Dining Room: 11'10" x 10'2" (3.60 m x 3.10 m) Staircase, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Kitchen: 15'1" x 5'11" (4.60 m x 1.80 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Sink, Plumbed for washing machine, Combi gas central heating boiler, UPVC double glazed window.



First Floor:

Landing:

Bedroom 1: 13'5" x 12'2" (4.10 m x 3.70 m) Built in storage cupboard, UPVC double glazed window, Radiator.

Bedroom 2: 10'2" x 6'11" (3.10 m x 2.10 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath, Low flush WC, Pedestal wash basin, Half panelled walls, UPVC double glazed window, Radiator.

Outside: Rear yard.

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 £1518.00 (2024/25)



Directions: Travel south along Whitegate Drive and turn right at the first set of lights into Hornby Road. At the next set of lights turn left and travel along Park Road. Finally turn third right into Ashton Road, Harrison Street is the fourth road on your right.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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