



96 Charles Street, Blackpool,
FY1 3JL

£94,950

***** BUY-TO-LET INVESTMENT OPPORTUNITY *****

This modern mews style home is currently let on a STA providing an annual income in region of £7300. The tenant has been in occupation around 11 years and has expressed a desire to stay.

The property briefly comprises; a modern open plan fitted kitchen and dining area, lounge, first floor bathroom and additional ground floor wc and THREE bedrooms. Other features include the UPVC double glazing, gas central heating and invaluable of street PARKING.

Conveniently located within just 0.4 miles of the TRAIN STATION and TOWN CENTRE.

- INVESTMENT OPPORTUNITY
- THREE bedrooms
- NEW BUILD style
- Invaluable PARKING
- Close to TOWN CENTRE.



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Ground Floor:

Hall: Double glazed composite front door, Radiator.

Ground Floor Wc: UPVC double glazed window, Radiator, Low flush wc and Pedestal wash hand basin.

Dining Kitchen: 16'11" x 15'3" (5.16 m x 4.65 m) Fitted wall and base cupboard units, Complimentary roll edge worktops, Built in Oven, Hob & Extractor hood, Two radiators, Understairs store, Spindle staircase, Stainless steel sink, Combination gas central heating boiler, UPVC double glazed window.

Lounge: 15'3" x 10'0" (4.65 m x 3.05 m) UPVC double glazed window and patio doors to rear garden, Radiator.

First Floor:

Landing:

Bedroom 1: 15'3" x 8'2" (4.65 m x 2.49 m) Two upvc double glazed windows, Radiator, Built in storage cupboard.

Bathroom: () Modern three piece bathroom comprising Panelled bath with overhead shower unit, Low flush wc, and Pedestal Wash hand basin, Part tiled walls, Radiator.

Bedroom 2: 12'7" x 8'0" (3.84 m x 2.44 m) UPVC double glazed window, Radiator.

Bedroom 3: 7'2" x 6'9" (2.18 m x 2.06 m) UPVC double glazed window, Radiator

Outside:

Front: Mainly tarmacadem with paved path

Rear: Paved patio and flower bed.

Parking: Off street parking to the front.

Heating: Gas central Heating. There is a gas safety certificate dated Jan 2024 available for inspection

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

Council Tax: Band B / £1771 per annum 2024/5

Electrics: There is an electrical test certificate dated May 2024 available for inspection.



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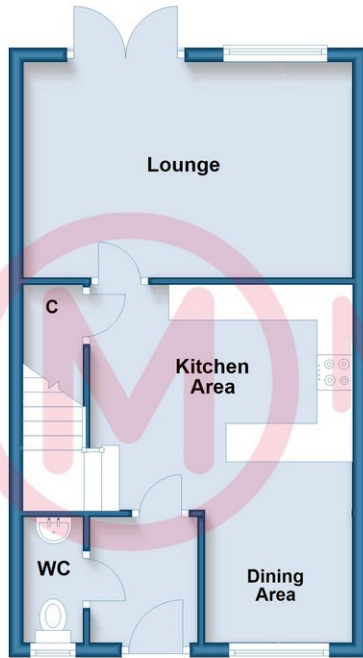
Directions: Travelling inland from Blackpool town centre along Talbot Road. After passing the petrol station on your left, take the third right into Gorton Street. At the far end bear right into Charles Street

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.

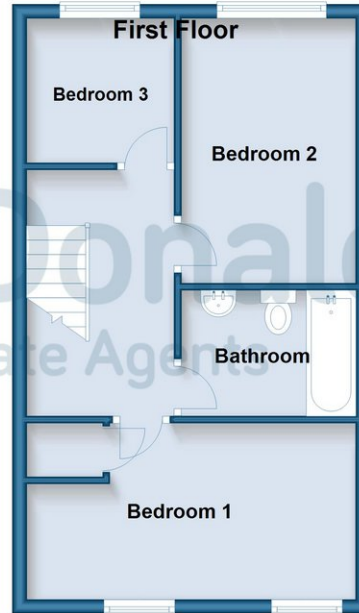
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Plan produced using PlanUp.

Charles Street

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