



2 Wall Street,
Blackpool, FY1 2EG

£74,950

***** ATTENTION INVESTORS - BUT-TO-LET OPPORTUNITY

This end garden terraced house is currently let on an AST providing an annual income of £7800. This is an appealing gross yield of over 10%.

Situated on the outskirts of the town centre with access to a wealth of local shops and amenities.

- BUY - TO - LET sale
- Rental income £7800 pa
- Two DOUBLE bedrooms
- LARGE lounge
- Kitchen
- Bathroom
- UPVC double glazing
- Gas central heating
- TOWN centre location

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81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498



sales@mcdonaldproperty.co.uk
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Vestibule: UPVC double glazed window and front door.

Lounge: 17'6" x 12'3" (5.33 m x 3.73 m) Feature fireplace recessed to the chimney breast, UPVC double glazed bay window.

Kitchen: 12'10" x 5'10" (3.91 m x 1.78 m) Fitted wall and base cupboards, Complementary roll edge worktops, Stainless steel sink, Gas central heating boiler, UPVC double glazed window and rear door.



First Floor:

Bedroom 1: 12'0" x 7'6" (3.66 m x 2.29 m) UPVC double glazed window, Radiator.

Bedroom 2: 13'0" x 6'0" (3.96 m x 1.83 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with shower attachment and screen, Pedestal wash basin, Low flush WC, Part tiled walls, Radiator.



Outside:

Front: Forecourt garden.

Rear: Concrete for east of maintenance, West facing.

Heating: Gas central heating

Gas: Gas central heating (Gas tested January 2024. Gas safety Record available for review).

Electric: Tested May 2021 (Electrical Installation Condition Report available for review).

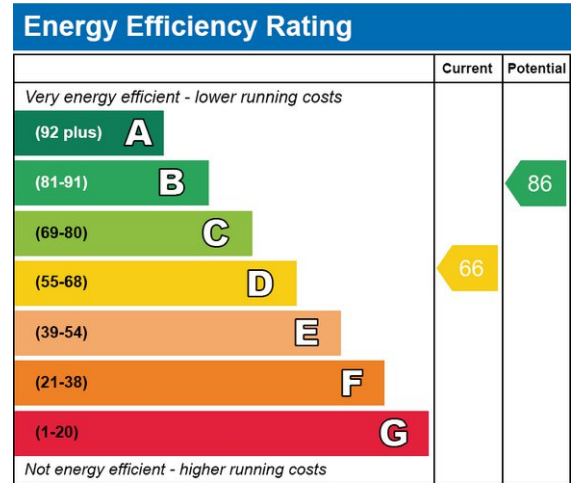
Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1518.00 (2024/25)

Directions: Travel north on Whitegate Drive to the traffic lights at Church Street and turn left. Travel to the third set of lights and turn right into Cookson Street. Travel to the lights, turn left into Talbot Road and follow the road to the right into Dickson Road, head north and turn right by the church into Cocker Street. Continue this roads full length and straight ahead of you is Wall 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.



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