



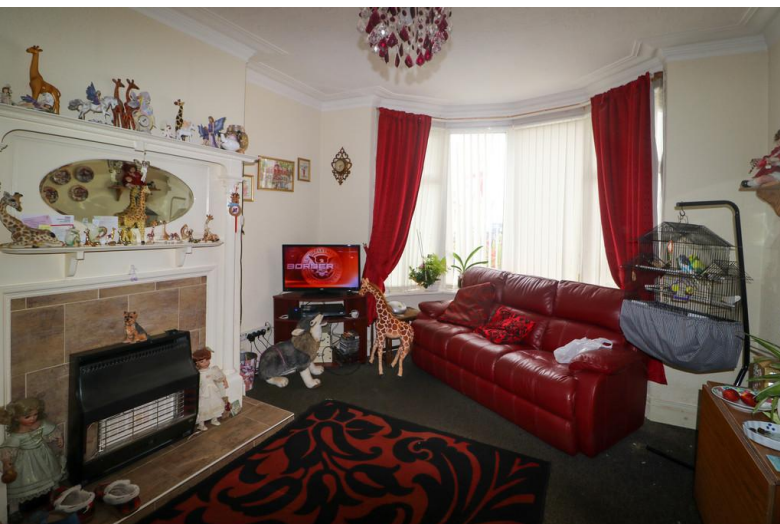
Bloomfield Road, Blackpool

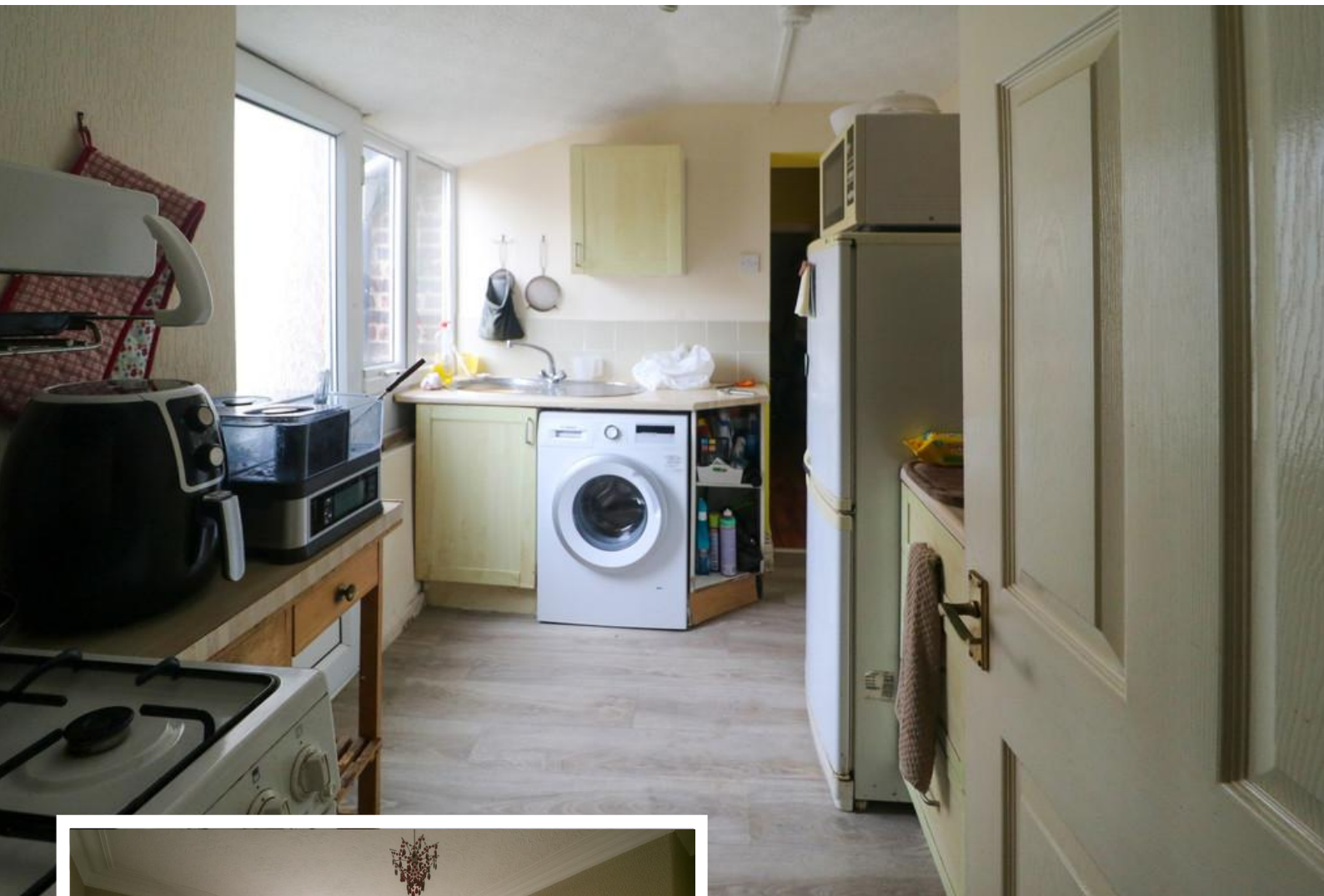
Blackpool, FY1 6JW

- **SEMI DETACHED HOUSE ARRANGED AS 2 FLATS**
- **FANTASTIC INVESTMENT OPPORTUNITY**
- **CURRENTLY ACHIEVING £10,000 PER ANNUM**
- **GAS CENTRAL HEATING**

£120,000

EPC Rating '35'





Property Description

Ideal buy to let investment property. A traditional stone bayed semi detached house arranged as 2 self contained flats currently let on assured shorthold tenancies with a current annual rental yield of circa £10,000 per annum. Both flats are separately metered and have own private entrance off the communal entrance hall. Ground floor with lounge, double bedroom, breakfast room, kitchen and shower room, access to rear garden. The first floor apartment briefly comprises, landing, lounge, bedroom, fitted kitchen and a modern bathroom, upvc double glazing, gas central heating, gardens front and rear.



ENTRANCE HALL

A communal entrance hall with a upvc main entrance door. Doors off through to the ground floor and first floor flats.

INNER HALL

The ground floor flat entrance hall.

LOUNGE

15' 11" x 11' 11" (4.85m x 3.63m) A spacious upvc double glazed bay fronted lounge, fireplace, radiator.

BREAKFAST ROOM

9' 0" x 6' 9" (2.74m x 2.06m) Radiator.



KITCHEN

9' 7" x 6' 9" (2.92m x 2.06m) Fitted wall and base units with complementary work surfaces, stainless steel sink unit, plumbed for auto washer. Upvc double glazed window and door through to the rear garden.

LOBBY

A small lobby to the rear with storage and central heating boiler cupboards and access through to the shower room.

SHOWER ROOM

7' 10" x 6' 9" (2.39m x 2.06m) Shower cubicle, pedestal wash hand basin and a low flush WC. Radiator.



BEDROOM

15' 9" x 11' 10" (4.8m x 3.61m) Upvc double glazed window, radiator, coved ceiling.

STAIRS

Access from the communal hall to the first floor flat.

LOUNGE

16' 3" x 13' 0" (4.95m x 3.96m) Upvc double glazed bay window, radiator.



KITCHEN

8' 5" x 6' 7" (2.57m x 2.01m) Fitted wall and base units with complementary work surfaces, stainless steel sink unit, plumbed for auto washer, upvc double glazed window, radiator.

BATHROOM

9' 3" x 6' 7" (2.82m x 2.01m) A modern fully tiled bathroom with a panelled bath, vanity wash hand basin and a low flush WC. Upvc double glazed window, heated towel rail.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		→
(39-54)	E	←	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

BEDROOM

13' 1" x 11' 10" (3.99m x 3.61m) Upvc double glazed window, picture rail.

GARDENS

Good sized walled gardens to the front and rear.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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