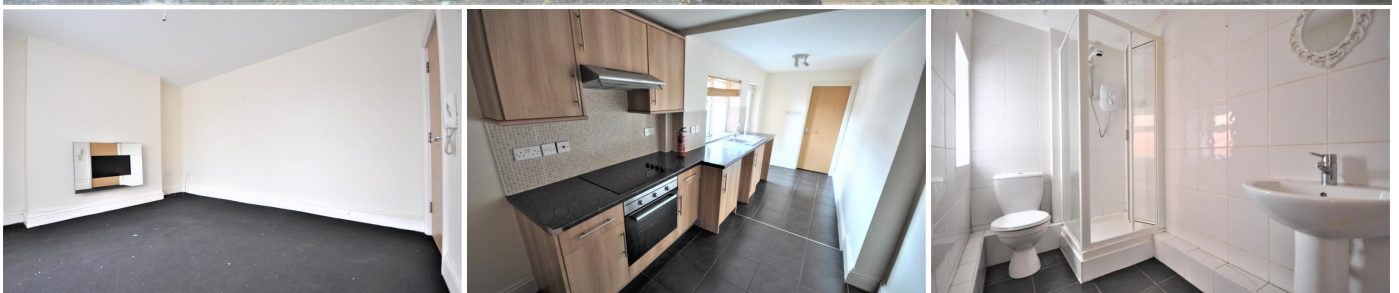


## 3 Bedroom Two Self Contained Flats for Sale - Fixed Price **£79,950**

Woodpark Road, Blackpool, Lancashire, FY1 6QS



### KEY FEATURES:

- TWO SPACIOUS SELF CONTAINED FLATS • SPACIOUS ONE & TWO BEDROOM FLATS • POTENTIAL INCOME OF £10,400 - 13% YIELD • END TERRACE PROPERTY ON A CORNET PLOT • MODERN FITTED KITCHENS & BATHROOMS • UPVC DOUBLE GLAZING THROUGHOUT • MODERN ELECTRIC HEATING THROUGHOUT • AUTOMATIC ELECTRONIC DOOR ENTRY SYSTEM

## Description

\*\*\* ATTENTION INVESTORS - OPPORTUNITY TO ACQUIRE THIS EXCELLENT INVESTMENT OPPORTUNITY COMPRISING OF A ONE ONE BEDROOM FLAT AND ONE TWO BEDROOM FLAT SITUATED IN A QUIET RESIDENTIAL LOCATION OF BLACKPOOL BOASTING A POTENTIAL RENTAL INCOME OF £10,400 WHICH OFFERS AN 11% YIELD \*\*\* Leftmove Estate Agents are delighted to offer the opportunity to acquire this excellent investment opportunity comprising of a spacious one bedroom flat and a spacious two bedroom flat situated in a quiet yet popular residential location of Blackpool. Boasting a potential rental income of approximately £10,400 and a yield of 11%, this ideal opportunity is situated close to all local amenities, travel links and South Shore Blackpool. Benefiting from double glazing throughout and an automatic electronic intercom door entry system this superb property is ideal for any investor and viewing comes highly recommended to fully appreciate.

## Ground Floor

**LOUNGE** - 12' 4" x 14' 3" (3.78m x 4.35m) Carpeted, bay window

**BEDROOM** - 14' 7" x 11' 11" (4.47m x 3.65m) (into bay) Carpeted

**KITCHEN** - 18' 4" x 5' 8" (5.59m x 1.74m) UPVC back door, modern fitted wall and floor units, modern hob and cooker, extractor fan, tiled floor, part tiled walls, under stairs storage.

Yard to the side accessed via the kitchen

**SHOWER ROOM** - 4' 6" x 8' 9" (1.38m x 2.67m) Comprising walk in shower, WC and wash hand basin

## First Floor

**LOUNGE/KITCHEN/DINER** - 14' 0" x 11' 6" (4.28m x 3.51m) Modern fitted wall and floor units, modern hob, cooker and extractor fan. Fully tiled floor and part tiled walls.

**BEDROOM ONE** - 12' 7" x 13' 1" (3.86m x 4m) **BEDROOM 1** 3.86m (12' 8') x 4.00m (13' 1') Carpeted

**BEDROOM TWO** - 6' 11" x 7' 10" (2.13m x 2.39m) Carpeted

**SHOWER ROOM** - 5' 8" x 5' 9" (1.75m x 1.76m) Comprising shower, WC, wash hand basin, fully tiled.

*Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.*