



6 Carlton Grove, Bispham, Blackpool,
FY2 9LA

£125,000

This large **DOUBLE** fronted semi detached house is currently arranged as **TWO** self-contained flats. The first floor flat is occupied and generates a rental income of £500pcm. The ground floor flat is currently empty, but was also generating an income of £500 pcm. This is an appealing combined annual return of around £12,000 which equates to a gross yield of 9.6% gross.

Situated at the head of a cul-de-sac and just 0.2 miles from the **PROMENADE**.

- **INVESTMENT OPPORTUNITY**
- **TWO** self-contained flats
- Annual rental income c. £12,000 per annum.
- Require some further updating
- Close to promenade

Ground Floor:

Communal Vestibule: UPVC double glazed front door and window, Separate entrances to each flat.

Ground Floor Flat:

Private Entrance:

Hall: UPVC double glazed front door, UPVC double glazed window, Gas central heating boiler, Plumbed for washing machine, Open understairs storage area.



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Bedroom: 15'4" x 10'1" (4.67 m x 3.07 m) UPVC double glazed bay window, Radiator.

GFF Kitchen: 10'1" x 7'2" (3.07 m x 2.18 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, Tiled splashback, One and a half bowl stainless steel sink, UPVC double glazed window and rear door, Radiator.

Inner Hall: UPVC double glazed window, Radiator.

GFF Bathroom: Comprising; Panelled bath with overhead shower unit, Pedestal wash basin, Low flush WC, Tiled to bath area, UPVC double glazed window, Radiator.

GFF Lounge: 15'4" x 9'10" (4.67 m x 3.00 m) Feature fire surround, UPVC double glazed bay window, Radiator.

First Floor Flat:

FFF Private Entrance: Private entrance to ground floor, UPVC double glazed front door.

Landing: UPVC double glazed window, Radiator.

FFF Lounge: 13'3" x 10'2" (4.04 m x 3.10 m) UPVC double glazed window, Radiator.

FFF Bathroom: Comprising; Panelled bath with overhead shower unit, Pedestal wash basin, Low flush WC, Part tiled walls, UPVC double glazed window, Radiator.

FFF Kitchen: 10'1" x 7'11" (3.07 m x 2.41 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl stainless steel sink, Built in oven and hob with extractor hood, Part tiled walls, Plumbed for washing machine and dishwasher, Part tiled walls, Radiator.

FFF Bedroom 1: 11'5" x 10'2" (3.48 m x 3.10 m) UPVC double glazed window, Radiator.

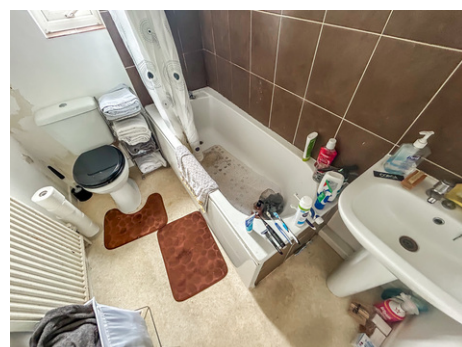
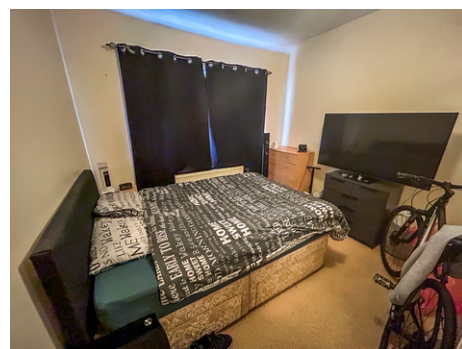
FFF Bedroom 2: 10'3" x 10'0" (3.12 m x 3.05 m) UPVC double glazed window, Radiator.

Heating: Both flats are heated by Gas central heating (Both have gas safety certificates dated Nov 2025 available for review).

Electrics: Each flat has an electrical test certificate dated May 2022 available for review

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

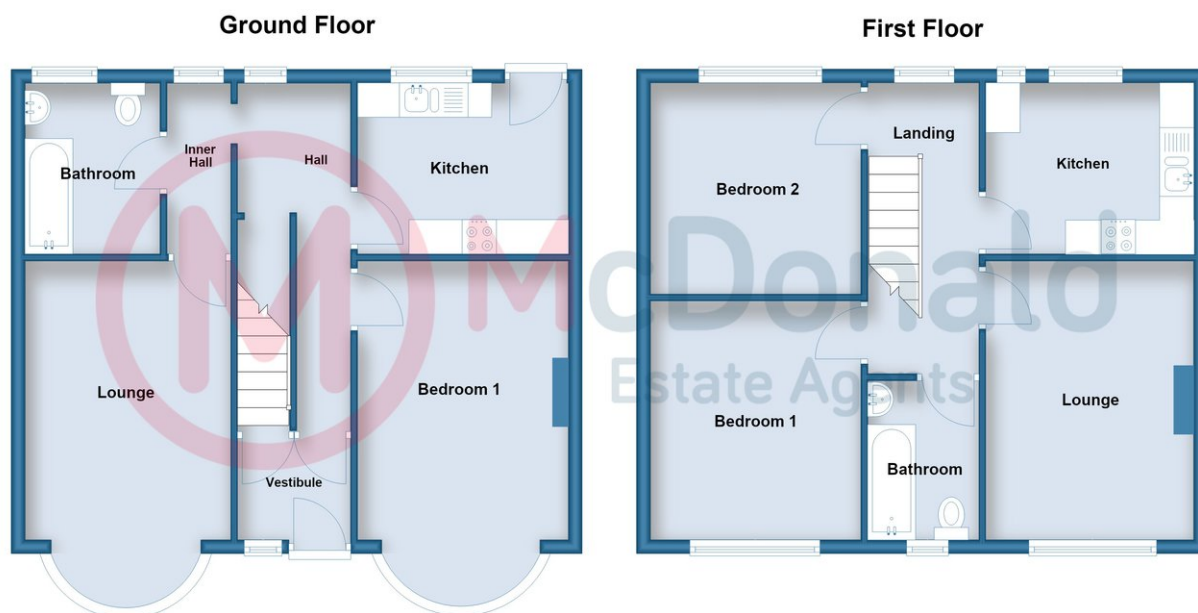
Council Tax: Modern fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl stainless steel sink, Built in oven and hob with extractor hood, Part tiled walls, Plumbed for washing machine and dishwasher, Part tiled walls, Radiator.



Directions: From our office on Red Bank Road take Warbreck Drive directly opposite and then take the third right turning onto Cavendish Road, first right onto Edenvale Avenue and finally first right into Carlton Grove.

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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Carlton Grove

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