



117 Peter Street, Blackpool, FY13NN

£115,000

**** INVESTMENT OPPORTUNITY ****

This traditional Mid Terrace property is currently arranged as two self-contained flats, presenting a profitable BUY TO LET opportunity. Both flats are occupied, have one large double Bedroom, separate Living room, Kitchen and Shower room. We are informed the generated income is currently a combined £11,820 per annum creating a gross yield of over 10%. A convenient spot, less than 0.5 miles from the Town Centre.

- Two one Bedroom Flats
- UPVC double glazing
- Convenient location
- Currently occupied
- Gross yield over 10%
- NO CHAIN

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McDonald

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Communal Entrance: Meter cupboards.

Flat 1:

Flat 1 Lounge: 14'2" x 11'9" (4.32 m x 3.58 m) Fireplace, UPVC double glazed window, Electric wall heater.

Flat 1 Bedroom: 14'7" x 11'4" (4.44 m x 3.45 m) Coved ceiling, Picture rail, UPVC double glazed window, Electric wall heater.

Flat 1 Shower Room: Comprising; Step in shower, Pedestal wash basin, Low flush WC, Electric towel heater.

Flat 1 Kitchen: 10'8" x 9'0" (3.25 m x 2.74 m) Wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor, Single drainer stainless steel sink, Plumbed for washing machine, Tiled floor, UPVC double glazed window and door.

First Floor:

Flat 2:

Flat 2 Lounge: 15'2" x 14'3" (4.62 m x 4.34 m) Fireplace, UPVC double glazed window, Radiator.

Flat 2 Bedroom: 15'2" x 12'3" (4.62 m x 3.73 m) UPVC double glazed window, Radiator.

Flat 2 Shower Room: Comprising; Step in shower, Low flush WC, Pedestal wash basin, UPVC double glazed window.

Flat 2 Kitchen: 9'2" x 5'10" (2.79 m x 1.78 m) Wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor, single drainer stainless steel sink, Plumbed for washing machine, UPVC double glazed window.

Outside:

Front:

Rear: Southerly facing Yard to rear.

Heating: Ground floor Electric heating, First floor Gas central heating (NOT TESTED).

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

Council Tax: Flat 1: Band - A £1675.48 (2026/27)

Flat 2: Band - A £1675.48 (2026/27)

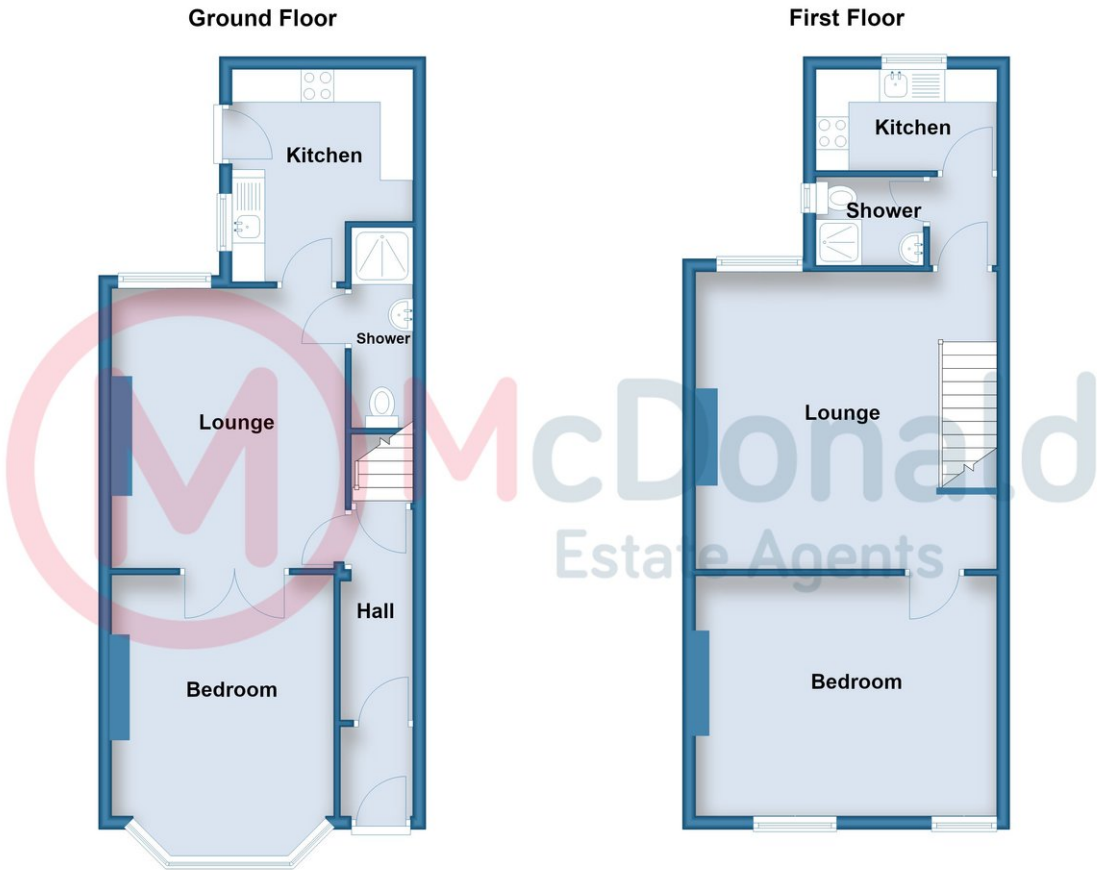


Directions: Travel North along Whitegate Drive through Devonshire Square into Devonshire Road. At the next set of traffic lights turn left into Counce Street. Turn first left again and then right into Peter Street.

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	74



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Peter Street

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