

McDonald
Estate Agents

Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 **398 498**
sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk

BRITISH PROPERTY AWARDS
2024 GOLD WINNER ESTATE AGENT IN BLACKPOOL
2022 IN BLACKPOOL
2021 IN BLACKPOOL

2 England Avenue, Bispham, Blackpool, FY2 9JG



£134,950

**** INVESTMENT OPPORTUNITY ****

Located in a great spot backing onto the popular Red Bank Road and around 350m from the seafront, this property is split into two x 1 Bedrooms flats, each with their own private entrance. Both are currently vacant, but we are informed were achieving an annual revenue of £13,800.



- **Arranged as TWO Flats**
- **Estimated rentals income potential**
- **BUY TO LET opportunity**
- **PRIME letting location**



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The Property Ombudsman



Ground Floor Flat: Private entrance.

Hall: UPVC double glazed door, Radiator.

Lounge: 13'4" x 11'0" (4.06 m x 3.35 m) Fireplace, TV point, Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

Dining Kitchen: 16'6" x 10'3" (5.03 m x 3.12 m) Base cupboard units with complementary roll edge worktops, Electric cooker point, Single drainer stainless steel sink, Walk in cupboard housing gas central heating boiler, Plumbed for washing machine, UPVC double glazed door, UPVC double glazed windows, Radiator.

Shower Room: Modern style three piece shower room comprising; Large walk in shower, Low flush WC, Pedestal wash basin, UPVC double glazed window, Radiator.

Bedroom: 13'5" x 11'0" (4.09 m x 3.35 m) Coved ceiling, UPVC double glazed bay window, Radiator.

First Floor Flat: Private ground floor entrance.

FFF Hall: Staircase to first floor, UPVC double glazed door, Radiator.

Landing:

FFF Lounge: 13'4" x 10'0" (4.06 m x 3.05 m) TV point, UPVC double glazed bay window, Radiator.

FFF Kitchen: 10'4" x 6'7" (3.15 m x 2.01 m) Wall and base cupboard units with complementary roll edge worktops and breakfast bar, Electric cooker point, Single drainer stainless steel sink with mixer tap, UPVC double glazed window.

FFF Bedroom: 13'5" x 10'0" (4.09 m x 3.05 m) UPVC double glazed bay window, Radiator.

Bathroom: Three piece bathroom comprising; Panelled bath, Pedestal wash basin, Low flush WC, UPVC double glazed windows, Radiator.

Heating: Gas central heating (NOT TESTED).

Outside:

Gardens: There are Garden areas to the front and side of the property.

Parking: Off street Parking to the side.

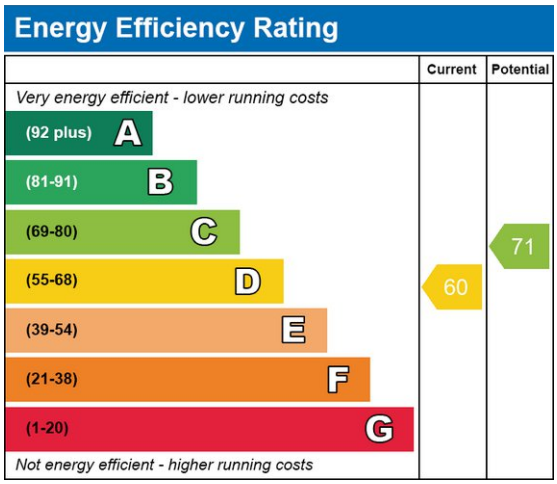
Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

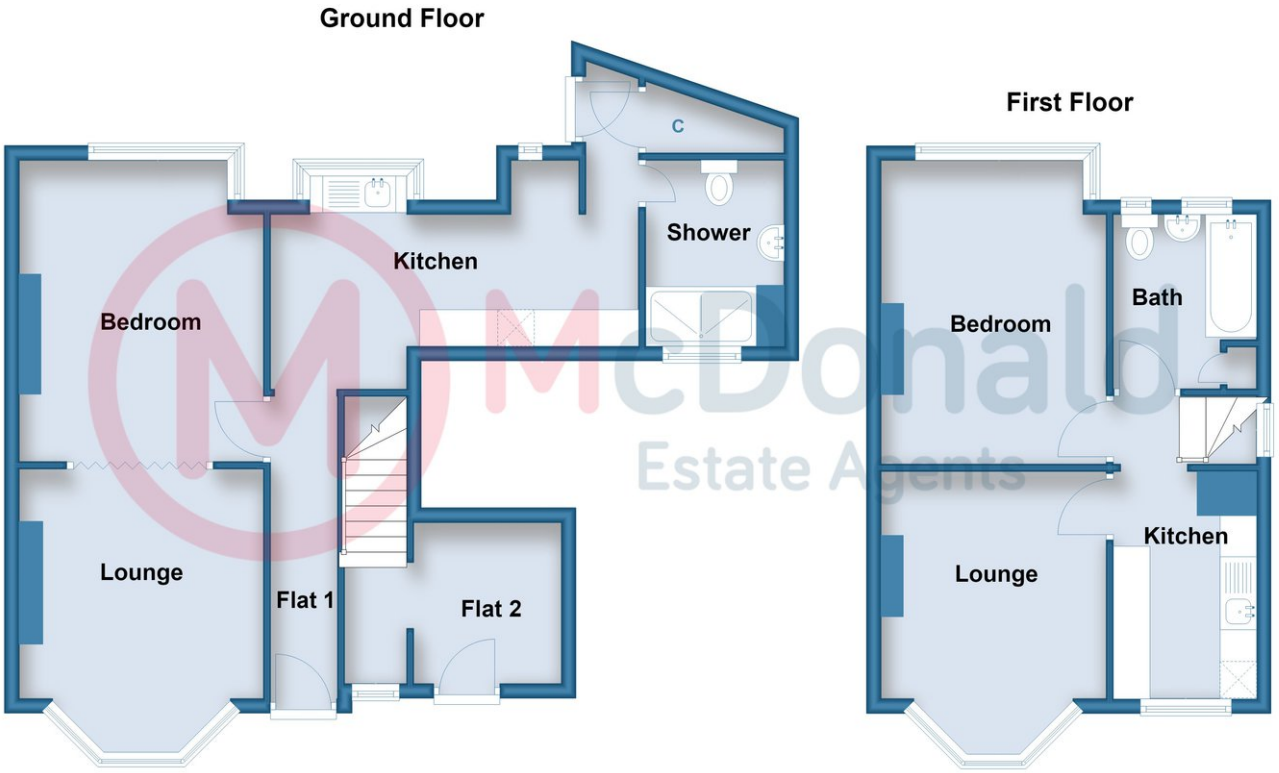
Council Tax: Both flats are band A - £1675.48 (2026/27)

Directions: From our office on Red Bank Road continue towards the seafront and England Avenue is first on the right hand side.

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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Plan produced using PlanUp.

England Avenue

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