



McDonald
Estate Agents

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**82/84 Warley Road,
Blackpool, FY1 2LN**

To book your viewing telephone
McDonald Estate Agents.

Day/Date:
Time:

£239,950

*****INVESTMENT OPPORTUNITY - REDUCED BY
£15,000*****

We are rarely able to offer 'blocks of apartments' in this condition. The property is immaculately presented and we feel has been meticulously maintained throughout.

With an appealing potential annual income circa £23,800 we feel this more than viable investment opportunity.



- FOUR self contained flats
- OUTSTANDING condition
- Within 1/4 mile of the Sea Front
- Within 1/2 mile of the town centre
- Annual rental income in region of £23,800 PA

Ground Floor

Communal Entrance : Double glazed composite front door.

Communal Vestibule : Staircase to the first floor, Meter cupboards, Rear access door.

Successfully selling property since 1948.

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FLAT 1

Flat 1 Hall

Flat 1 Lounge: 16' x 12'7" (4.88m x 3.84m)

Feature fireplace, UPVC double glazed bay window, Electric storage heater.

Flat 1 Bedroom: 11' x 9'8" (3.35m x 2.95m)

Fitted wardrobes, UPVC double glazed window, Electric storage heater.

Flat 1 Bedroom 2: 12'3" x 7'10" (3.73m x 2.4m)

UPVC double glazed window, Electric storage heater.

Flat 1 Dining Kitchen: 10'11" x 7'4" (3.33m x 2.24m)

Modern fitted wall and base cupboard units, Complementary roll edge worktops, Stainless sink, Plumbed for washing machine, UPVC double glazed window, Part tiled walls.

Flat 1 Bathroom: Stylish modern bathroom comprising panelled bath with overhead shower and screen, Pedestal wash basin, Low flush WC, Tiled walls, Wood effect laminate flooring, Wall mounted arm sir heater, Built in airing cupboard.



FLAT 3

Flat 3 Hall: Built in storage cupboard.

Flat 3 Lounge: 16'1" x 12'6" (4.9m x 3.8m)

Feature fireplace, Coved ceiling, UPVC double glazed bay window, Electric storage heater.

Flat 3 Bedroom: 15'7" x 10'10" (4.75m x 3.3m)

Attractive fitted wardrobes, UPVC double glazed window, Electric storage heater.

Flat 3 Shower 'Wet' Room: Comprising; Shower unit, ***, Low flush WC, Pedestal wash basin, UPVC double glazed window, Part tiled walls.

Flat 3 Kitchen: 7'11" x 7'5" (2.41m x 2.26m)

Modern fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine, Part tiled walls, UPVC double glazed window, *** access (rear door).



First Floor

FLAT 2: Awaiting description - as per Flat 4.

FLAT 4

Flat 4 Landing: Staircase to the second floor, Electric storage heater, Built in airing cupboard.

Flat 4 Lounge: 17' x 16' (5.18m x 4.88m)

Feature fireplace, Coved ceiling, UPVC double glazed bay window and side window, Electric storage heater.



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Flat 4 Bedroom 1: 13'9" x 10'11" (4.2m x 3.33m)
UPVC double glazed window, Electric storage heater.

Flat 4 Bathroom: Comprising: Panelled bath with overhead shower and screen, Pedestal wash basin, Low flush WC, UPVC double glazed window, Wood effect laminate flooring, Tiled walls, Extractor fan.

Flat 4 Bedroom 2: 8' x 6'11" (2.44m x 2.1m)
UPVC double glazed window.

Flat 4 Dining Kitchen: 11'2" x 6'6" (3.4m x 1.98m)
Stylish fitted wall and base cupboard units, Composite 'granite' worktops with integrated sink and drainer, Built in double oven and grill, Hob, Part tiled walls, UPVC double glazed window.

Second Floor

Flat 4 Bedroom 3: 16'7" x 15'4" (5.05m x 4.67m)
Double glazed skylight window.

Outside: Communal gardens.

Heating: Electric heating (NOT TESTED).

EPC'S: Epcs available on request.

Directions: From our Blackpool office travel North along Whitegate Drive. Continue straight ahead travelling along Devonshire Road. After passing under the bridge turn second left into Warley Road.

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.



**Are YOU thinking of selling?
Call McDonald Estate Agents NOW, for your
FREE market appraisal.**

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