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**88 Palatine Road, Blackpool,
FY1 4BY**



offers in the region of £185,000

***** INVESTMENT OPPORTUNITY – INCOME-GENERATING
BLOCK OF APARTMENTS *****

This semi-detached property is currently configured as four self-contained apartments, generating an estimated annual rental income exceeding £22,000. Additionally, Flat 4 remains undeveloped, offering further income potential subject to the necessary planning consents.

Ideally located in a central and highly accessible area, the property is just 200 yards from Blackpool & Fylde College Campus and within half a mile of the Promenade and main tourist attractions—making it an attractive option for both student and rental markets.

- **FOUR** lettable flats
- Estimated income **£22,000 PA**
- Possible **FIFTH** flat (subject to planning)
- **INVESTMENT** opportunity.



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1948.



Ground Floor:

Vestibule: UPVC double glazed front door, Meter cupboard.

Hall: Staircase to first floor.

Communal Entrance: Vestibule, Hall.

FLAT ONE:

Flat 1 Lounge: 17'4" x 12'6" (5.28 m x 3.81 m) Feature fireplace with polished wood fire surround and tiled inset, Coved ceiling, Picture rail, Two UPVC double glazed windows, Electric 'smart' storage heater.

Flat 1 Bedroom 1: 17'4" x 13'0" (5.28 m x 3.96 m) UPVC double glazed bay window, UPVC double glazed side window, Electric 'smart' storage heater

Flat 1 Inner Hall:

Flat 1 Dining Kitchen: 17'2" x 8'3" (5.23 m x 2.51 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Granite worktop to one and a half bowl sink, Tiled splashback, UPVC double glazed window and rear door, Electric panel heater.

Flat 1 Bedroom 2: 9'0" x 6'2" (2.74 m x 1.88 m) Built in cupboard, UPVC double glazed window, Electric 'smart' storage heater.

Flat 1 Bedroom 3: 12'0" x 11'4" (3.66 m x 3.45 m) UPVC double glazed bay window with built in storage drawers, Built in wardrobes leading to:-

En-Suite: Comprising; Shower cubicle, Pedestal wash basin, Low flush WC, Part panelled and part tiled walls, UPVC double glazed window, Heated towel rail/radiator.



First Floor:

Landing: Split level landing.

FLAT TWO:

Flat 2 Private Entrance:

Flat 2 Hall:

Flat 2 Lounge/Kitchenette: 15'4" x 9'0" (4.67 m x 2.74 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Tiled splashback, Two UPVC double glazed windows, Electric heater.

Flat 2 Bedroom: 9'0" x 8'11" (2.74 m x 2.72 m) Fitted wardrobes, UPVC double glazed window, Electric heater.

Flat 2 Shower Room: Comprising; Shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls, Two UPVC double glazed windows, Heated towel rail/radiator.



FLAT THREE:

Flat 3 Lounge: 14'8" x 9'7" (4.47 m x 2.92 m)

Flat 3 Dining Kitchen: 11'4" x 7'1" (3.45 m x 2.16 m) Fitted wall and base cupboards, Complementary roll edge worktops, Stainless steel sink, Tiled splashback, UPVC double glazed window.

Flat 3 Bedroom: 10'9" x 9'2" (3.28 m x 2.79 m) UPVC double glazed window.

Flat 3 Shower Room: Comprising; Tiled shower cubicle, Low flush WC, Pedestal wash basin, UPVC double glazed window, Towel rail.

FLAT FOUR:

Room: 24'1" x 12'3" (7.34 m x 3.73 m) Large open plan room, Four UPVC double glazed windows. Potential as 'Flat Four' subject to any planning and building regulation requirements.

Second Floor: Split level landing.

FLAT FIVE - Upper Second Floor:

Flat 5 Landing:

Flat 5 Private Entrance.

Flat 5 Hall:

Flat 5 Lounge: 10'10" x 9'7" (3.30 m x 2.92 m) UPVC double glazed window, Electric heater.

Flat 5 Dining Kitchen: 11'8" x 7'0" (3.56 m x 2.13 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Tiled splashback, UPVC double glazed window, Electric heater.

Flat 5 Bedroom: 10'9" x 9'1" (3.28 m x 2.77 m) Built in storage cupboard, UPVC double glazed window, Electric heater.

Flat 5 Shower Room: Comprising; Tiled shower cubicle, Pedestal wash basin, Low flush WC, UPVC double glazed window, Heated towel rail/radiator.

Outside: Small concrete rear yard.

Heating: Tested April 2023 (Electrical Installation Condition Reports available to view in the office).

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

Council Tax: Each flat is Band - A £1675.48 (2026/27)



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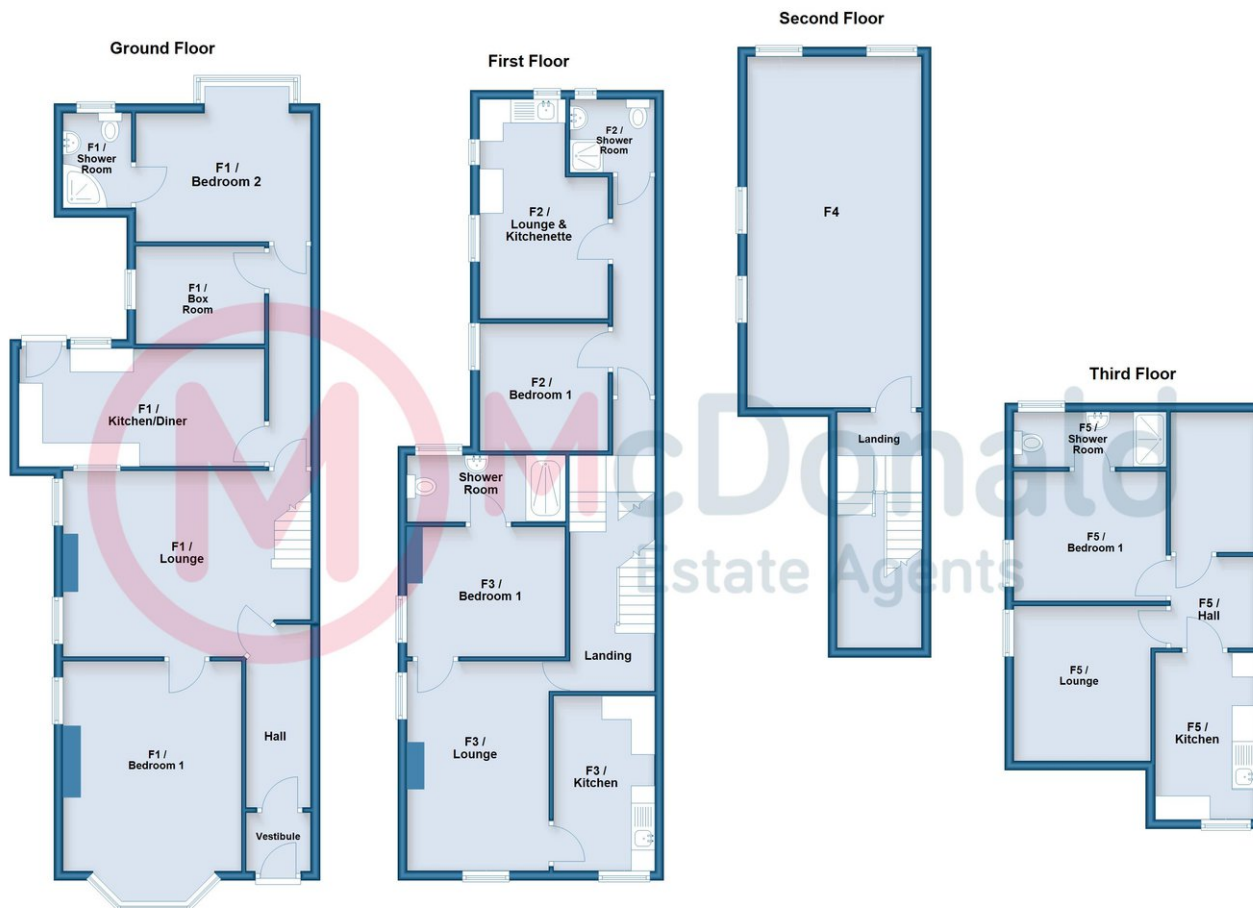


Directions: From the central Blackpool and Devonshire Square head south along Whitegate Drive. After the light with Hornby Road take the second right into Palatine Road.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Palatine Road

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