

McDonald
Estate Agents

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

27 Chatsworth Avenue, Bispham, Blackpool, FY2 9AN



£342,500

****ATTENTION INVESTORS** A block of FOUR individual Apartments - 2 x two Bedroom Flats; 1 x two Bedroom Maisonette ; 1 x one Bedroom flat. The property was professionally converted in 2005, is fully UPVC double glazed, and each flat has its own separate gas central heating. A desirable spot just off Queen's Promenade, so always popular with tenants, all units are occupied and provide an income of £28,500 PLUS there is a single Garage which will provide additional income.**



- **INVESTMENT OPPORTUNITY**
- **FOUR self contained Apartments**
- **UPVC double glazing**
- **Individual gas central heating**
- **Parking**
- **One Garage**
- **POPULAR AREA**



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The Property Ombudsman

Private Entrance: Hallway

Flat 1: Ground & First floor Maisonette

F1 Hall: Staircase.

F1 Lounge: 16'1" x 13'5" (4.90 m x 4.10 m) TV point, Two UPVC double glazed bay windows, Two radiators.

F1 Dining Kitchen: 16'9" x 13'9" (5.10 m x 4.20 m) Wall and base cupboard units with complementary roll edge worktops, Built in stainless steel oven and hob with extractor hood, Stainless steel sink, Part tiled walls, Plumbed for washing machine, Combi gas central heating boiler, Three UPVC double glazed windows, Radiator.

F1 Additional WC: Wash basin, Low flush WC.

Landing: Split level landing, UPVC double glazed window.

F1 Bedroom 1: 13'5" x 13'5" (4.10 m x 4.10 m) Built in cupboard, UPVC double glazed window, Radiator.

F1 Bedroom 2: 10'10" x 10'10" (3.30 m x 3.30 m) UPVC double glazed window, Radiator.

F1 Bathroom: Three piece bathroom suite comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Tiled walls, Extractor fan, Radiator.

Flat 2:

F2 Hall: Built in storage cupboard, Radiator.

F2 Kitchen: 11'10" x 8'2" (3.60 m x 2.50 m) Wall and base cupboard units finished with complementary roll edge worktops and breakfast bar, Stainless steel sink, Oven, Hob with extractor hood to canopy, tiled splash back to surface areas, Extractor fan, Plumbed for washing machine, Radiator.

F2 Bathroom: Three piece bathroom suite comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Extractor fan, Radiator.

F2 Bedroom: 13'9" x 11'6" (4.20 m x 3.50 m) Built in wardrobe/cupboard also housing combi gas central heating boiler, UPVC double glazed window, Radiator.

First Floor:

Flat 3:

F3 Hall:

F3 Lounge: 14'5" x 13'5" (4.40 m x 4.10 m) TV point, UPVC double glazed bay window, Two radiators.

F3 Kitchen: 9'2" x 7'3" (2.80 m x 2.20 m) Three piece bathroom suite comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Extractor fan, Radiator.











F3 Bedroom 1: 10'10" x 8'2" (3.30 m x 2.50 m) UPVC double glazed window, Radiator.



F3 Bedroom 2: 11'2" x 6'7" (3.40 m x 2.00 m) UPVC double glazed window, Radiator.

F3 Bathroom: Three piece suite comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Extractor fan, Radiator.

Flat 4:



F4 Hall: Radiator.

F4 Lounge: 13'5" x 11'2" (4.10 m x 3.40 m) Radiator. Open plan to:-

F4 Kitchen: 11'2" x 9'2" (3.40 m x 2.80 m) Wall and base cupboard units with complementary roll edge worktops, Built in stainless steel oven and hob with extractor hood to canopy, Stainless steel sink, Part tiled walls, Plumbed for washing machine, Large double glazed balcony window.



F4 Bedroom 1: 22'4" x 17'5" (6.80 m x 5.30 m) Built in cupboard housing gas central heating boiler, Large double glazed balcony window, Two

F4 Bedroom 2: 10'6" x 8'10" (3.20 m x 2.70 m) UPVC double glazed window, Radiator.

Bathroom: Three piece bathroom suite comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, UPVC double glazed window, Radiator.

Additional Information: The owners of this property are an employee of McDonald Estate Agents



Heating: Gas central heating (NOT TESTED).

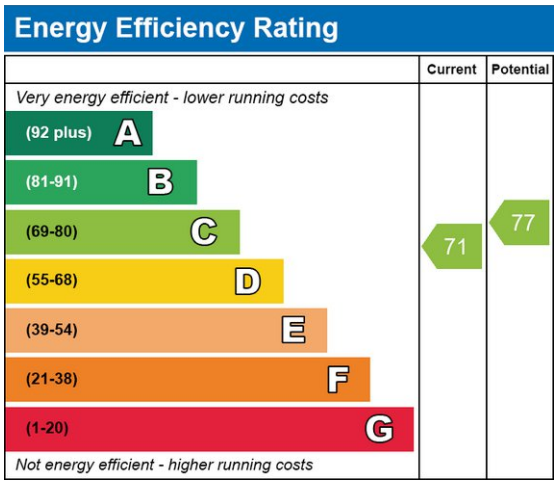
Tenure: () We have been informed that the property is Freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Outside: Garden areas to the front and rear

Parking: There is parking to the front of the property, PLUS a single Garage (which will provide additional income)



Directions: Take Red Bank Road and proceed towards the sea front and turn right into Queens Promenade. Chatsworth Avenue is the last road on the right before reaching Norbreck Castle Hotel.



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.

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