



## 2 bed terraced house to buy in

Addison Road, Fleetwood, Lancashire, FY7 6UH

**£60,000** Starting Bid

 x 2  x 1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ \*\*\*TENANT IN SITU\*\*\*
- ✓ Rental amount Achieving £550 Per Calendar Month
- ✓ Two Bedroom Mid Terrace
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

\*\*\*TENANT IN SITU\*\*\*

Welcome to this charming two-bedroom mid-terrace house located on Addison Road in Fleetwood.

This property offers a fantastic investment opportunity with a tenant already in place, making it an ideal choice for those looking to expand their property portfolio.

This house provides ample living space.

The property is fully double glazed and benefits from gas central heating.

Situated in a convenient location, this home is close to local amenities and excellent transport links.

Additionally, with a rental income of £550.00 per calendar month, this property presents a great opportunity for a steady rental yield of 8%.

Whether you are a seasoned investor or a first-time buyer looking to make a smart investment, this property on Addison Road is definitely worth considering. Don't miss out on the chance to own a piece of this thriving community in Fleetwood.

Please note we have not yet been provided with a copy of the AST, CP12 or EICR for the property. Once received we will add them to the legal pack

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £60,000

Property Type: Terraced House

Parking: On Street

Year built: 1920

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: Yes

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good

## External

External

Access from main street and UPVC Door into

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## Lounge

Lounge

Good size living area with open access to the kitchen / diner, double glazed bay window to the front and gas central heating along with fire and surround.

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## Kitchen/ Diner

Kitchen/ Diner

Great size room with a range of wall and base units and space for utilities such as fridge freezer and electric cooker and UPVC door leading to the rear garden. The kitchen is plumbed for a washing machine and has the added benefit of under stairs storage.

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## Bedroom 1

Bedroom One

Large double room with gas central heating and a double glazed window.

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## Bedroom 2

Bedroom Two

Double bedroom with gas central heating and double glazed window.

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## Bathroom

Three piece bathroom suite with single panel bath, electric overhead shower, low flush WC and mixer tap wash hand basin. Double glazed window and gas central heating.


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## Rear Garden

Rear Garden

Private rear garden which is mostly paved and gate to alleyway.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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