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## Burlington Road, Blackpool, FY4 1JS



Asking Price: £85,000



LARGE TWO BEDROOM GROUND FLOOR FLAT, Gas Central Heating, Kitchen/Beakfast Room,Dining Room, Lounge, Study/Store Room, Bathroom, Communal Gardens, INTERNAL VIEWING ADVISED

#### Communal Entrance

Upvc entrance door to side, carpet, access to apartment.

#### Entrance Area/Dining Area - 14'1" (4.29m) x 6'4" (1.93m)

Entrance door from communal hall, storage cupboard, wood laminate flooring, access to all rooms.

#### Lounge - 17'4" (5.28m) Into Bay x 11'2" (3.4m)

Double glazed bay window to front, feature fireplace with living flame gas fire, television point, coved ceiling, wood laminate flooring.

#### Kitchen/Breakfast Room - 11'2" (3.4m) x 8'8" (2.64m)

Double glazed window to rear, radiator, fitted with a range of wall and base units with work surface over, single bowl sink unit with mixer tap, spaces for free standing cooker, fridge/freezer and washing machine, wall tiling, wood laminate flooring.

#### Study - 7'6" (2.29m) x 4'4" (1.32m)

Double glazed window to side, radiator, carpet.

## Property Details

Price: £85,000

Bedrooms: 2

Location: Burlington Road

## Property Features

Large Two Bedroom Ground Floor Flat

Kitchen/Breakfast Room, Dining Room, Gas Central Heating Lounge, Study/Store Room, Bathroom, Communal Gardens





**Bedroom One - 13'6" (4.11m) x 11'2" (3.4m)**

Double glazed window to front, radiator, fitted wardrobes, telephone point, coved ceiling, carpet.

**Bedroom Two - 11'2" (3.4m) x 8'2" (2.49m)**

Double glazed window to rear, radiator, coved ceiling, carpet.

**Bathroom - 8'7" (2.62m) x 5'7" (1.7m)**

Double glazed window to rear, radiator, white suite comprising: Panelled bath with shower over, close coupled WC and pedestal wash hand basin, wall tiling, vinyl flooring.

**Rear Garden**

Communal garden to rear.

**Notice**

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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