



Laurel Avenue, Blackpool, FY1

£74,950 Offers Over

Property Description

This ground floor flat comprises lounge, kitchen, bedroom and bathroom with an enclosed rear garden.

Selling with the tenant in situ, who is currently paying £415pcm, so ideal investment opportunity

EPC Rating: C



Key Features

- ✓ UPVC double glazed throughout
- ✓ Ground floor flat
- ✓ Enclosed rear garden



Rooms

Hallway

Laminate floor, radiator, storage unit where the fuse box and boiler are located.

Lounge

13' 5" x 12' 2" (4.1m x 3.7m)

UPVC double glazed window, laminate flooring, radiator p, electric fire and surround.

Kitchen

8' 6" x 6' 3" (2.59m x 1.9m)

UPVC double glazed window, radiator, laminate flooring, fitted units and worktops, electric oven and hob.

Bedroom

10' 11" x 11' 8" (3.34m x 3.56m)

UPVC double glazed window, radiator.

Bathroom

3' 7" x 7' 9" (1.1m x 2.37m)

3 piece bathroom suite with shower cubicle.

External Areas

Front Garden

Rear Garden

Enclosed garden to the rear of the property.

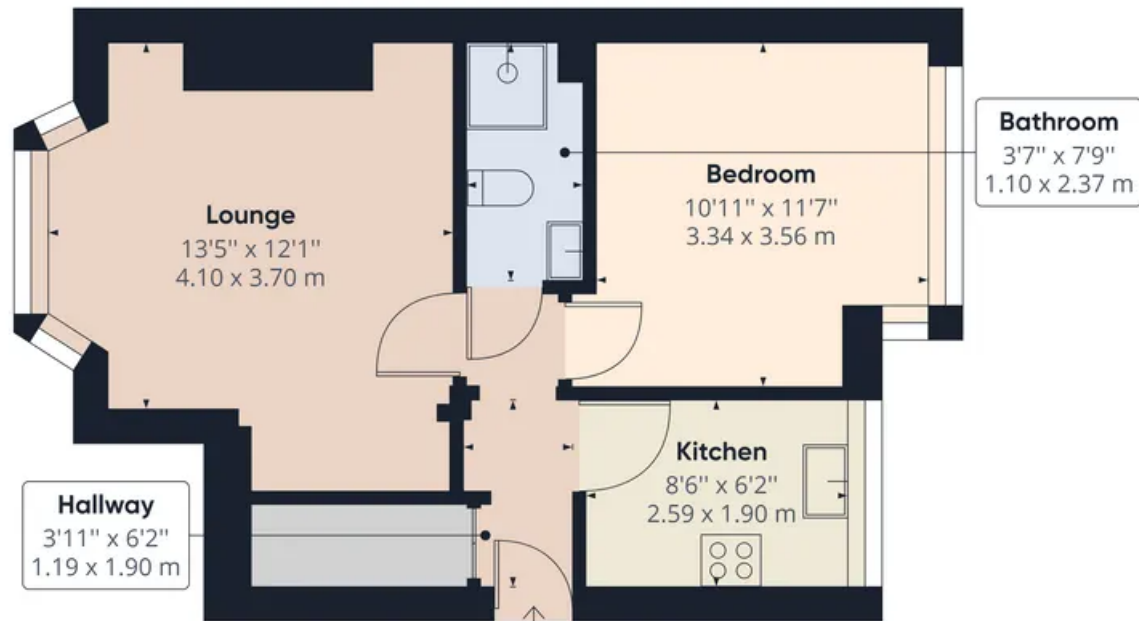
On Drive

1 Parking Space





All



Approximate total area⁽¹⁾
439.47 ft²
40.83 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Stephen Tew Estate Agents

01253 401111

info@stephentew.co.uk

