



Flat G, Mabel Court 315-319 Lytham Road, Blackpool

Blackpool

In Excess of **£80,000**

Flat G

Mabel Court 315-319 Lytham Road, Blackpool

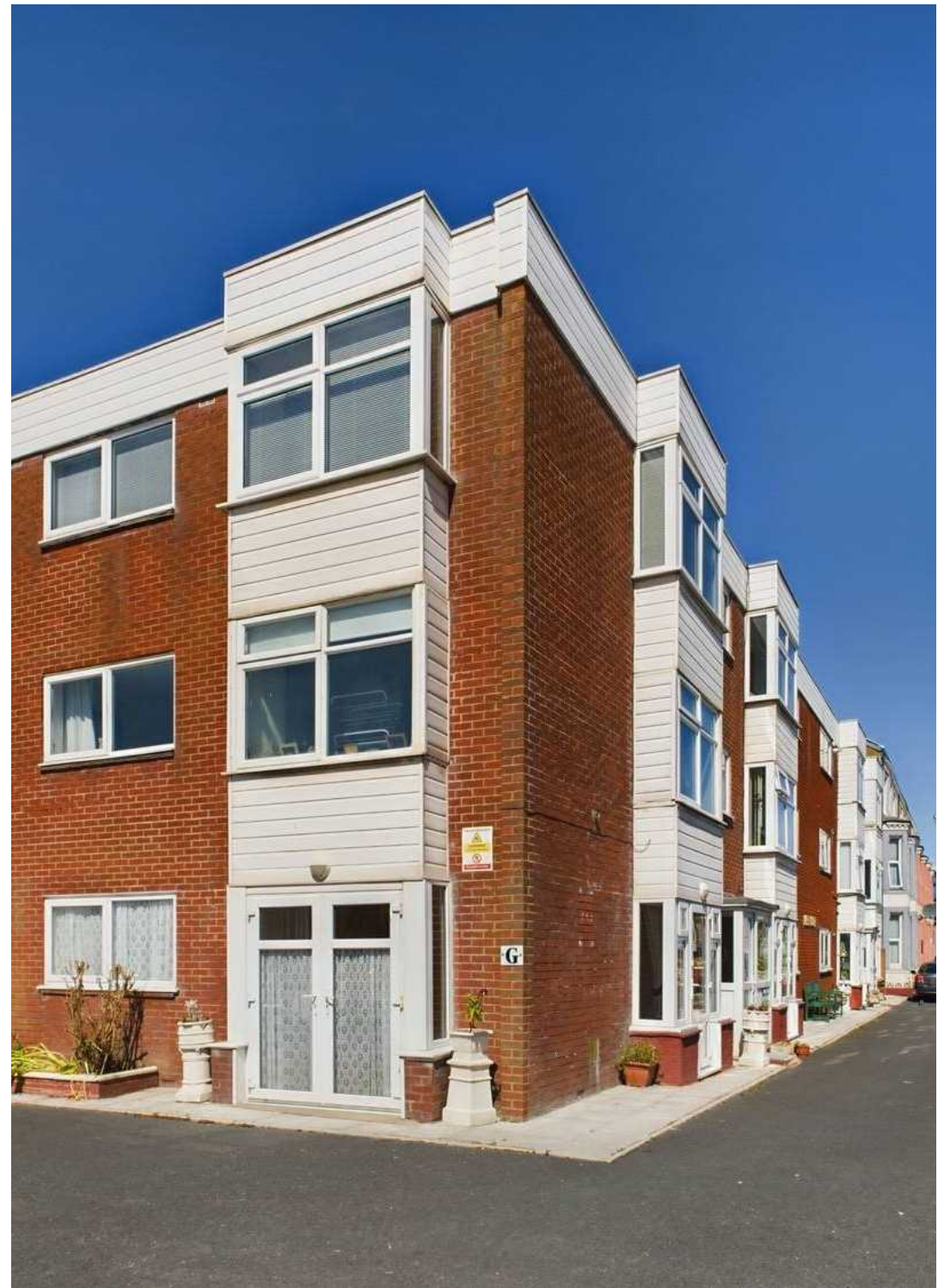
This two-bedroom ground floor flat presents a fantastic opportunity for first-time buyers, those looking to downsize or investors. The property comprises a spacious lounge/diner with patio doors, providing plenty of natural light, a fitted kitchen, two bedrooms - one featuring fitted wardrobes, and a three-piece suite shower room. Offering convenience and comfort, the residence also comes with a garage and private residents' car park, ensuring ample parking space for residents and visitors alike. With the advantage of being chain-free, this property is ready to move into, allowing for a smooth and efficient purchasing process.

Perfectly situated within walking distance of the bustling promenade, local shops, transport links, and a myriad of amenities, this property offers a harmonious blend of comfort and functionality, making it a prime real estate opportunity not to be missed.

Council Tax band: A

Tenure: Leasehold

- 2 Bedroom Ground Floor Flat
- Spacious Lounge/Diner with patio doors, fitted Kitchen, 2 Bedrooms, one boasting fitted wardrobes, 3 piece suite Shower Room
- Garage, Private Residents Car Park
- Convenient location within walking distance of the Promenade, shops, transport links and other local amenities
- No Onward Chain





Hallway
13' 4" x 2' 7" (4.07m x 0.78m)

Lounge/Diner
10' 6" x 19' 11" (3.19m x 6.08m)

Kitchen
6' 10" x 9' 4" (2.08m x 2.84m)

Bedroom 1
10' 0" x 10' 10" (3.05m x 3.31m)

Bedroom 2
9' 11" x 7' 10" (3.01m x 2.39m)

Bathroom
7' 2" x 6' 3" (2.18m x 1.90m)





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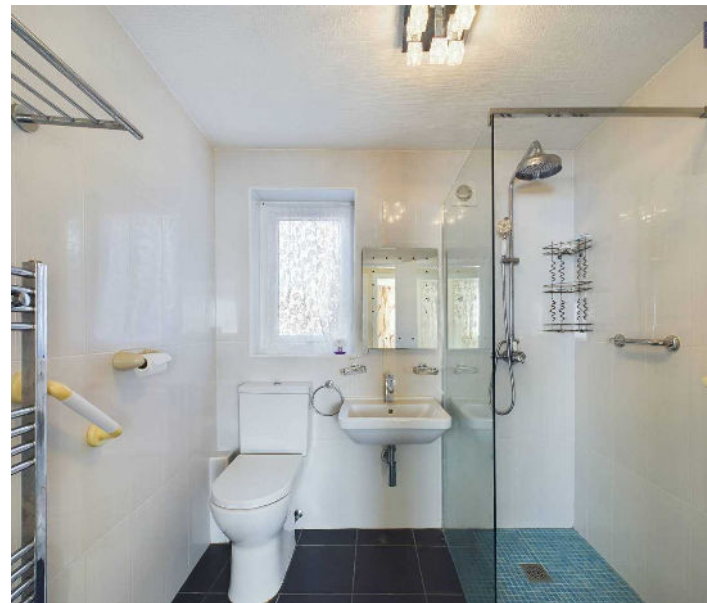
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COMMUNAL GARDEN

GARAGE

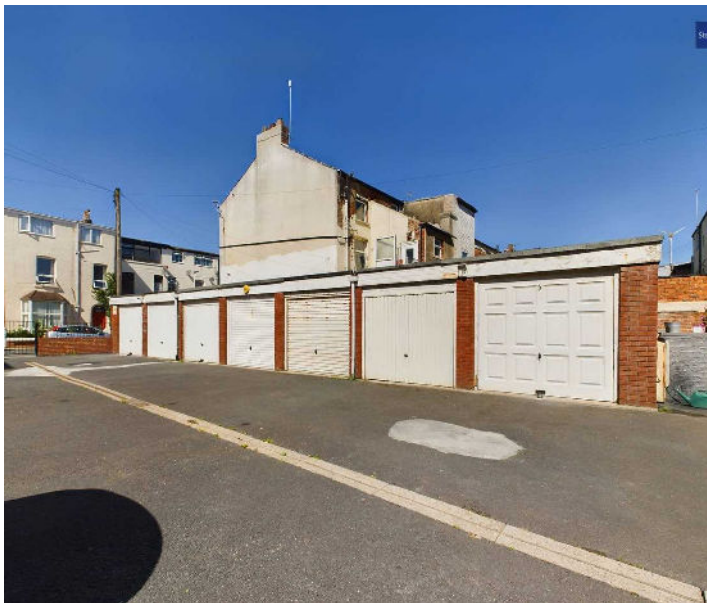
Single Garage

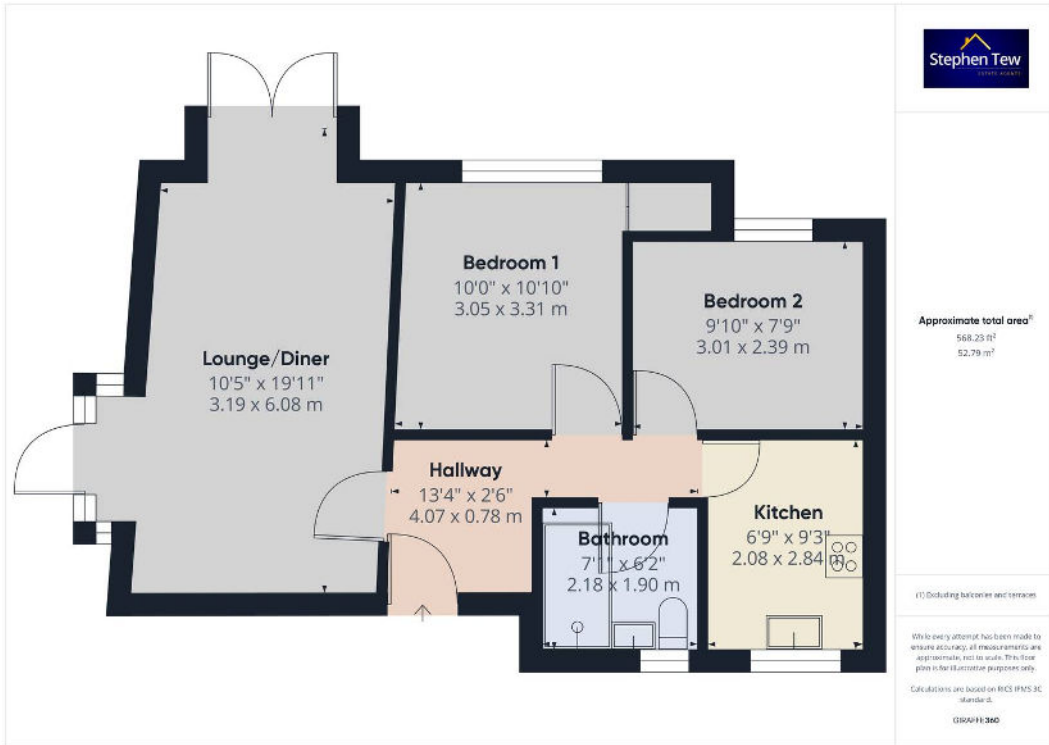
Garage to the rear

ALLOCATED PARKING

1 Parking Space

Private residents car park







Stephen Tew Estate Agents

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