



**Flat 3, Santon Court, 262 Hawes Side Lane**

Blackpool

Offers Over **£90,000**

# Flat 3

Santon Court, Blackpool

A purpose built ground floor flat in a block of 4. The property is located on Hawes side lane FY4.

The property consists of Vestibule Entrance, Entrance hall, Storage cupboard with utilities housed, Lounge/Diner, 2 Bedrooms, 3 piece bathroom and kitchen to the rear.

The property is being sold chain free and will make a fantastic rental opportunity or permanent residence.

To the front is a communal garden, access to the rear from the side leading to garage.

Council Tax band: A

Tenure: Leasehold

- Chain free
- Ground floor
- Garage





#### **Vestibule Entrance**

2' 11" x 3' 1" (0.89m x 0.93m)

Vestibule entrance leading to hallway.

#### **Entrance hall**

8' 4" x 3' 1" (2.53m x 0.93m)

Entrance hall leading to lounge, bedrooms, bathroom and kitchen

#### **Storage cupboard**

2' 0" x 6' 6" (0.61m x 1.99m)

Storage cupboard with combination boiler and electric mains board

#### **Lounge / Diner**

21' 1" x 10' 11" (6.43m x 3.32m)

Lounge / Diner to the front with uPVC bay window and radiator under.

#### **Bathroom**

7' 4" x 9' 3" (2.23m x 2.82m)

3 piece suite with storage cupboard. Low level WC, sink and pedestal and matching bath.





### **Bedroom 1**

9' 5" x 12' 4" (2.87m x 3.77m)

First bedroom to the rear with fitted wardrobes and UPVC double glazed window with radiator under.

### **Bedroom 2**

Second bedroom to the front with uPVC double glazed window and radiator under.

### **Kitchen**

13' 0" x 7' 8" (3.95m x 2.34m)

Kitchen to the rear, with matching base and eye level unit. UPVC double glazed door to communal garden.







### COMMUNAL GARDEN

Communal garden to the front with access to the rear from the side.

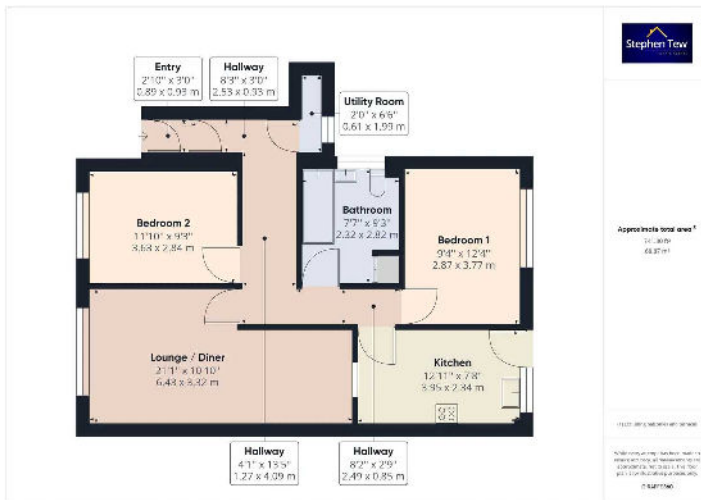
### REAR GARDEN

West facing communal garden to the rear with access to garage.

### GARAGE

Single Garage

Garage to the rear







## Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road - FY4 2HH

01253 401111

[info@stephentew.co.uk](mailto:info@stephentew.co.uk)

[www.stephentew.co.uk](http://www.stephentew.co.uk)

