



- A One Bedroom Ground Floor Apartment
- Spacious & Bright Lounge, Modern Kitchen,
- One Double Bedroom, Double Glazing
- Three Piece Bathroom, Allocated Parking

Sutherland View, Blackpool, FY1

Offers In Excess Of £60,000

IN THE HEART OF NORTH SHORE TUCKED AWAY IS THIS IDEAL INVESTMENT OR FIRST TIME BUY - BRIGHT LOUNGE - MODERN KITCHEN - DOUBLE BEDROOM WITH FITTED FURNITURE - THREE PIECE BATHROOM - DOUBLE GLAZING - ELECTRIC HEATING - ALLOCATED PARKING - NO CHAIN - VIEWINGS RECOMMENDED



Property Description

ENTRANCE HALL

Laminate flooring and access to all rooms.

LOUNGE

11' 10" x 9' 3" (3.61m x 2.82m) Double glazed window to side, electric fire with surround and fitted carpet.

KITCHEN

9' 3" x 7' 6" (2.82m x 2.31m) A range of wall and base units with complimentary work surfaces over, inset sink unit with mixer tap and drainer, inset electric hob with extractor above and oven below, plumbing for washing machine, space for fridge freezer, vinyl flooring and double glazed window to front.

BEDROOM

11' 10" x 9' 10" (3.61m x 3.02m) Double glazed window to rear, fitted carpet, electric heater and fitted wardrobes.

BATHROOM

Fitted with a modern three piece bathroom suite comprising of panelled bath with shower unit over, low flush WC and pedestal wash hand basin. Vinyl flooring, store cupboard and extractor fan.

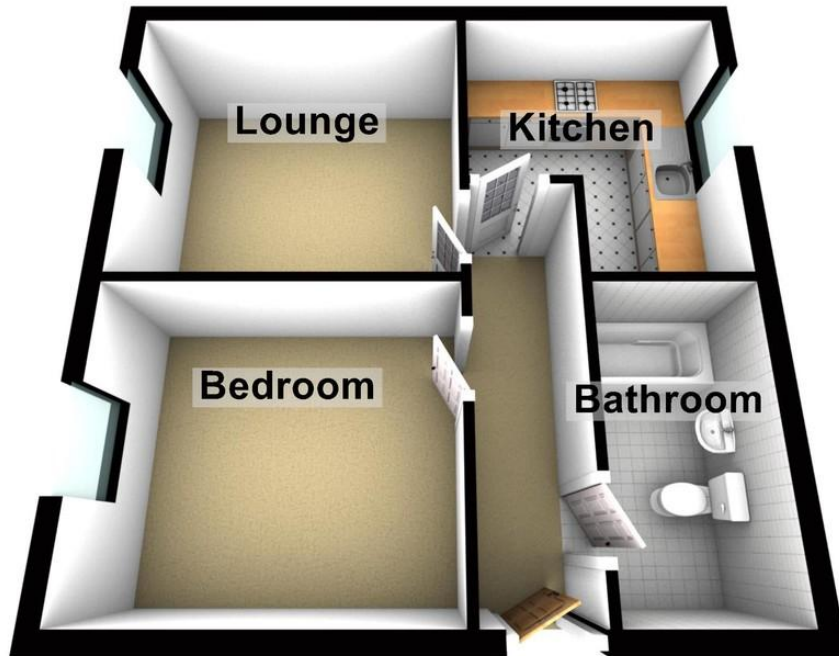
EXTERIOR

The property benefits from having a parking area to the front of the apartment, set in a cul-de-sac location with communal garden areas.





Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements