



# MARSHDALE ROAD, BLACKPOOL FY4

## OFFERS OVER £110,000

A beautifully presented larger than average purpose built ground floor apartment situated in a sought after residential location within easy reach of Highfield Road with its array of coffee bars, shops and restaurants, internal is recommended to fully appreciate the accommodation on offer which briefly comprises, entrance porch, spacious dual aspect lounge, modern fitted kitchen and bathroom, two double bedrooms, upvc double glazing, gas central heating, large communal gardens, residents and visitor parking spaces.





## ACCOMMODATION COMPRISES

**Entrance Porch:** 6' 6" x 3' 9" (1.98m x 1.14m)  
Composite double glazed front door, upvc double glazed window.

**Lounge:** 15' 3" x 11' 8" (4.64m x 3.55m) Dual aspect with upvc double glazed bay style windows, store cupboard, laminate flooring, radiator.

**Inner Hall:** Airing cupboard.

**Kitchen:** 11' 0" x 7' 9" (3.35m x 2.36m) A modern range of fitted wall and base units with complementary work surfaces, built in electric oven and hob, stainless steel sink unit, plumbed for auto washer, part tiled walls, upvc double glazed window.





## ACCOMMODATION CONTINUED

**Bedroom:** 12' 5" x 8' 10" (3.78m x 2.69m)

Upvc double glazed window, radiator, built in cupboard.

**Bedroom:** 11' 8" x 9' 4" (3.55m x 2.84m)

Upvc double glazed window, radiator, built in cupboard.

**Bathroom:** A modern 3 piece suite comprising a paneled bath with a shower over and screen, pedestal wash hand basin and low flush WC. Half tiled walls, upvc double glazed window.

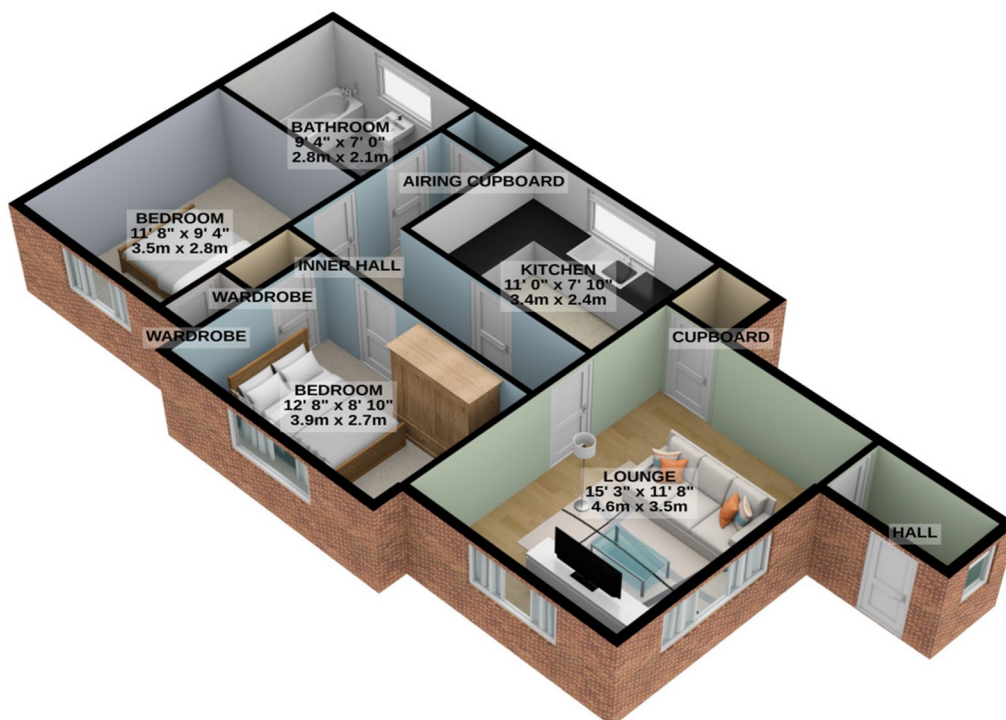
## OUTSIDE

Spacious lawned communal gardens.  
Residents & visitor parking spaces.



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THE REAL ESTATE AGENT

## GROUND FLOOR



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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**AWAITING  
ENERGY PERFORMANCE CERTIFICATE**



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