



24 Acorn Mews, Blackpool, FY4 4FD

offers in excess of **£115,000**

Well presented, two bedroom home available with NO ONWARD CHAIN!

Tucked away in a quiet, cul-de-sac with fantastic access to M55, local supermarkets and schools. The property comprises of a lounge to the front, with modern kitchen/diner overlooking the south westerly facing rear garden. To the first floor are two well proportioned bedrooms, plus contemporary three piece suite bathroom. Benefitting from residents parking to the front, modern décor throughout and its ever so convenient location. This is an excellent opportunity for any first time buyer, or buy-to-let investor!

- Two bedrooms
- Modern décor throughout
- Residents parking
- South westerly facing rear
- Cul-de-sac location
- 100 yards from M55 access road
- 0.7 miles from nearest Supermarket
- NO CHAIN

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Entrance: UPVC double glazed front door.

Porch: Meter cupboard.

Lounge: 13'2" x 12'1" (4.01 m x 3.68 m) UPVC double glazed window, Radiator.

Dining Kitchen: 12'11" x 10'0" (3.94 m x 3.05 m) Modern fitted wall and base units with complementary work surfaces, Stainless steel sink and drainer, Plumbed for washing machine, Space for fridge freezer, Wall mounted boiler, UPVC double glazed window and rear door, Radiator.

First Floor:

Bedroom 1: 13'0" x 10'7" (3.96 m x 3.23 m) Built in storage cupboard, UPVC double glazed window, Radiator.

Bedroom 2: 11'10" x 7'1" (3.61 m x 2.16 m) UPVC double glazed window, Radiator.

Bathroom: Panelled bath with shower over, Low flush WC, Wash basin, Tiled walls, UPVC double glazed window.

Outside:

Front: Lawned area with shrubs and mature plants.

Rear: South-westerly facing rear garden, Paved patio with decorative gravel, Shed.

Parking: Residents' parking spaces to the front.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; 999 years from 1992, Ground rent: £42 per annum, Service charge: £200 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1771.00 (2024/25)



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Directions: Take Whitegate Drive to the main traffic lights at Oxford Square. Bear left onto Preston New Road. Take the 12th Road on the right into Oakleaf way and proceed into Acorn Mews.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

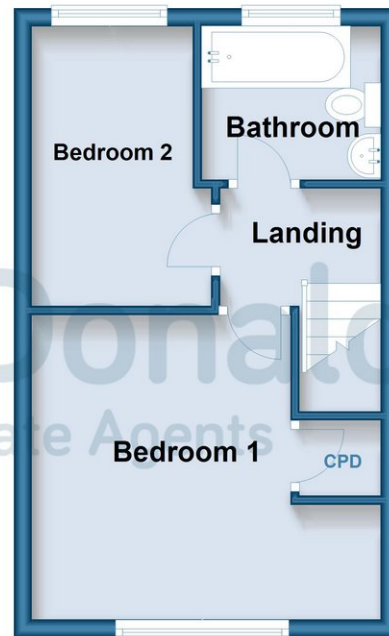
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Plan produced using PlanUp.

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