



32 Teal Court, Herons Reach,
Blackpool, FY3 8FT

£98,950

***** GROUND FLOOR APARTMENT with PRIVATE GARDEN

This **IMMACULATE** home has some rare and appealing features. An excellent step onto the property ladder for a **FIRST TIME BUYER** due to the desirable **HERONS REACH** location. Also, as it is **GROUND FLOOR**, would make an excellent alternative to a bungalow. In addition, it has its own **PRIVATE GARDEN** accessed via patio doors off the lounge.

Further features are that it available for immediate occupation and is conveniently located within just 0.6 miles of Victoria **HOSPITAL** and the award winning **STANLEY PARK**.

- Good decorative order
- TWO bedrooms
- Lounge
- FITTED kitchen
- Modern bathroom
- UPVC double glazing • Gas central heating
- PRIVATE garden • Parking
- NO CHAIN



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Vestibule: UPVC double glazed front door, Wood effect laminate flooring, Coved ceiling.

Lounge: 14'6" x 10'1" (4.42 m x 3.07 m) Coved ceiling, Wood effect laminate flooring, UPVC double glazed patio doors to private rear garden. Open archway to:-

Kitchen: 7'11" x 6'1" (2.41 m x 1.85 m) Modern fitted wall and base cupboard units, Complementary worktops, Stainless steel sink, Integrated appliances to include; oven, hob, fridge and freezer. Plumbed for washing machine, Tiled floor, UPVC double glazed window, Radiator.

Inner Hall: Coved ceiling, Understairs cupboard, Radiator.

Bedroom 1: UPVC double glazed window, Radiator.

Bedroom 2: 8'9" x 7'9" (2.67 m x 2.36 m) Gas central heating, UPVC double glazed, Radiator.

Bathroom: Modern three piece bathroom comprising; Panelled bath with overhead shower, Pedestal wash basin, Low flush WC, Tiled walls and floor, Radiator.

Outside:

Rear: Private garden, Mainly lawned, Paved patio and path.

Parking: Allocated parking to rear, Also accessible from rear garden.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; 999 years from 26/07/1997. Prospective purchasers should seek clarification of this from their Solicitors.

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



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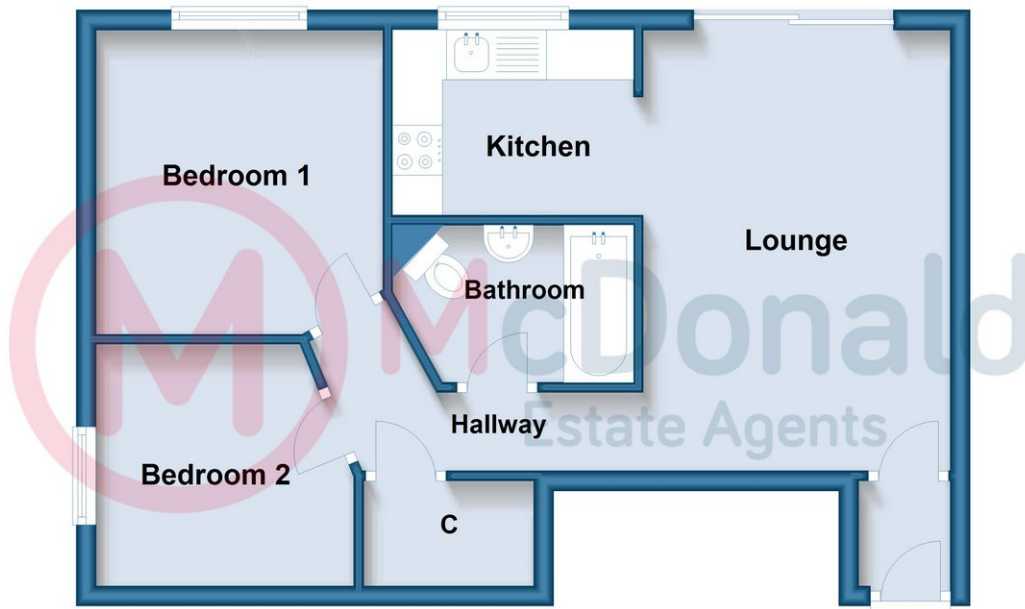
Directions: Travel north along Whitegate Drive, turning right at Devonshire Square into Newton Drive. Continue to the roundabout and take the second exit, straight ahead. At the top of the hill turn right into Heron Way. Turn first right into Plovers Way then follow the road and turn right again into Teal Court.

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		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



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Teal Court

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