



Top Floor Flat, 36 Kingston Avenue, South Shore, Blackpool

Blackpool

Offers Over **£90,000**

Top Floor Flat, 36 Kingston Avenue

South Shore, Blackpool

Nestled in a popular location, this charming first-floor flat offers comfortable living within easy reach of amenities and transport links. The property comprises a welcoming lounge, a well-equipped kitchen, two cosy bedrooms, and a modern shower room. The spacious interior boasts plenty of natural light, creating a bright and airy atmosphere perfect for relaxation. A garden to the front provides outdoor space, ideal for enjoying a morning coffee or evening sunsets. Convenient on-street parking further enhances the ease of living in this desirable home.

The property's proximity to local amenities and transportation options makes it a convenient choice for those seeking a harmonious blend of comfort and accessibility in a sought-after location. Don't miss the opportunity to make this delightful property your own and experience the convenience of urban living with a touch of nature at your doorstep.

Council Tax band: A

Tenure: Leasehold

- 1st Floor 2 Bedroom Flat
- Lounge, Kitchen, Two Bedrooms, Shower Room
- Great Location, Close To Amenities And Transport Links
- Garden To Front With On Street Parking
- No Onward Chain
- Loft is not boarded, no pull down ladders
- Boiler is approx. 6 years old, serviced in early 2025





Landing

10' 2" x 2' 9" (3.11m x 0.85m)

Lounge

12' 3" x 12' 3" (3.74m x 3.74m)

Kitchen

7' 5" x 6' 11" (2.26m x 2.10m)

Bedroom 1

14' 8" x 11' 5" (4.48m x 3.49m)

Bedroom 2

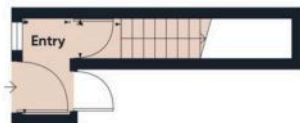
8' 6" x 6' 9" (2.60m x 2.05m)

Bathroom

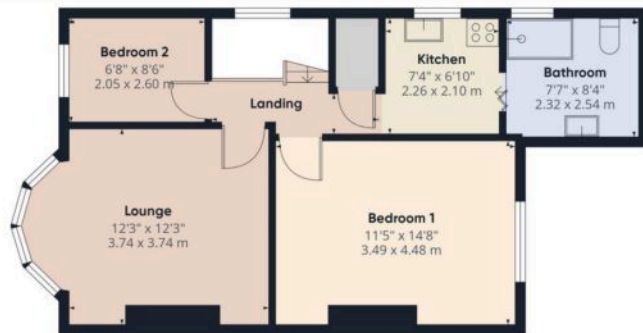
8' 4" x 7' 7" (2.54m x 2.32m)







Floor 1



Floor 2

Approximate total area⁽¹⁾
604 ft²
56.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustration purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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