



**WATERLOO ROAD, BLACKPOOL
FY4 1AD**

£750 PER MONTH

- SPACIOUS 3 BEDROOM FIRST FLOOR MAISONETTE
- FULLY DOUBLE GLAZED WITH GAS CENTRAL HEATING
- PRIVATE ENTRANCE TO APARTMENT
- EPC RATING E - COUNCIL TAX BAND A



We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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Lounge

Large and light reception room with a deep bay window within alcove to the front elevation and two further windows. Vertical Blinds are fitted to all windows and the room is part carpeted and part tiled. Radiator and 2 main feature light fittings to room and ornate fireplace feature. (fireplace not in use)

Kitchen

Range of wall and base units with laminate work surfaces. Vinyl tile effect flooring and vertical blinds fitted to window. The kitchen includes a washing machine, fridge freezer and stand alone cooker.

Bedroom One

Spacious Bedroom with vertical blinds fitted to window. The room is fully carpeted.

Bedroom Two

Fitted Carpets and vertical blinds to window.

Bedroom Three

Bathroom

Spacious family sized bathroom with vinyl tile effect flooring. Pedestal sink, bath and toilet. This room benefits from a large corner cubicle shower.

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |