

# For Sale

**1 Bedroom Flat**

**Molyneux Drive, Blackpool, FY4**

An outstanding, One Bedroom first floor flat which has been maintained to a high standard. The accommodation comprises a private entrance with a staircase leading to the inner hallway, Lounge, Kitchen, Bath/W.C. Small office, Gas central heating, Upvc double glazing and Communal gardens. Viewing is highly recommended.



**Asking price of £72,950**

# Molyneux Drive, Blackpool, FY4

Staircase leading to the First Floor.

## Inner Hallway

Small office room. Built in storage cupboard housing the water mater.

## Lounge

*4.18m x 3.00m (13'9" x 9'10")*

Wood fire surround with a marble effect inset and hearth. Electric fire. Radiator. Upvc double glazed window.

## Kitchen

*2.90m x 2.30m (9'6" x 7'7")*

Modern range of wall and base units. Cupboard housing the combi-boiler. Part tiled walls. Built in electric oven and gas hob. Whirlpool extractor hood. Plumbed for auto washer. Single drainer stainless steel sink unit. Radiator. Upvc double glazed window.

## Bathroom

*2.13m x 2.30m (6'12" x 7'7")*

Wood panelled corner bath with an overhead shower. Pedestal wash hand basin. Low flush W.C. Radiator. Extractor fan. Fully tiled walls. Mixer tap shower.

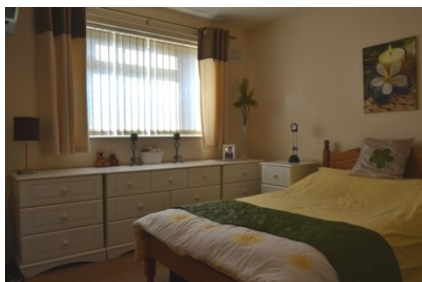
## Bedroom 1

*3.84m x 3.20m (12'7" x 10'6")*

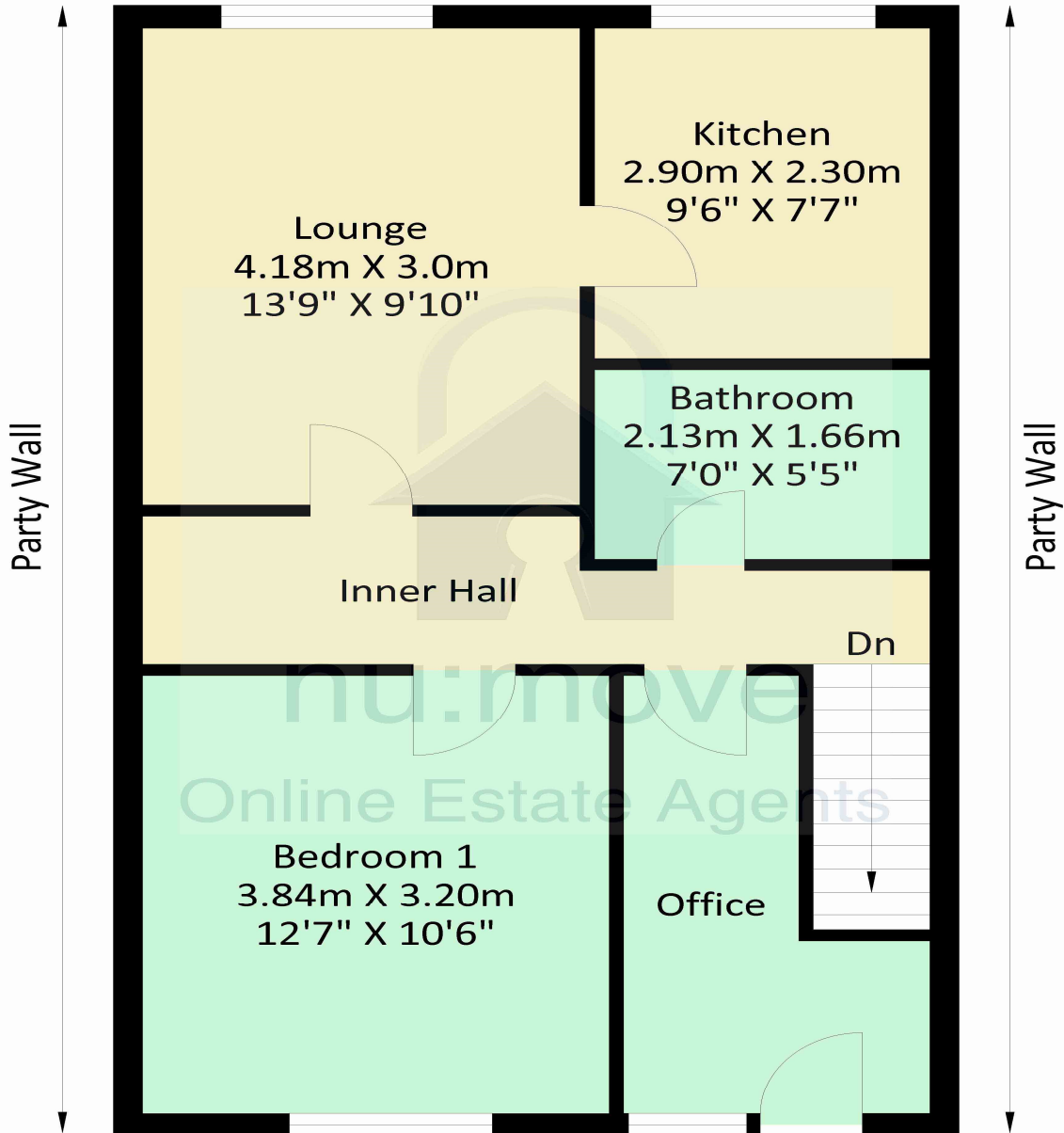
Built in wardrobe. Upvc double glazed window. TV aerial point. Radiator.

## Communal Gardens

Good size lawn area to the front of the property.



122, Molyneux Drive, Blackpool, FY4 3JJ



First Floor  
Approximate Floor Area  
553.26 sq. ft  
(51.40 sq.m)



Approximate Gross Internal Area = 51.40 sq m / 553.26 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## VIEWING BY APPOINTMENT WITH AGENTS NU:MOVE LIMITED

Business & Technology Centre, Shifnal Road, Priorslee, Telford, Shropshire, TF2 9NT T: 0330 223 0331 E: info@nu-move.co.uk W: www.nu-move.co.uk

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.