



5 Library Mews

Marton, FY4 5RF

Spacious Ground Floor Apartment, Hallway, Lounge, Fitted Kitchen, Two Bedrooms, Three Piece Bathroom Suite, Storage Heaters, Private Garage, Cul-de-Sac Location, No Forward Chain Involved, Convenient For Local Transport Links, Viewing By Appointment Only.

£100,000 *Fixed Price*

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HALLWAY

16' 1" x 5' 00" (4.9m x 1.52m) Private hallway leading off the main communal hallway with an entrance door, storage heater and built-storage.

LIVING ROOM

10' 9" x 17' 3" (3.28m x 5.26m) Spacious lounge with two double glazed window units to the side elevation. The room has a fireplace area fitted with an electric fire unit and the room has two wall mounted storage heaters.



KITCHEN

7' 00" x 12' 00" (2.13m x 3.66m) Fitted with a matching range of base and eye level units, cornice trims, drawers and round edged worktops. The kitchen is fitted with a stainless steel sink unit and single drainer with space for an automatic washing machine and fridge/freezer unit. The kitchen has a fitted oven unit and there is space for a small breakfast table with a upvc double glazed window unit to the rear elevation.

BATHROOM

10' 00" x 5' 8" (3.05m x 1.73m) Fitted with a three piece bathroom suite comprising of a walk-in shower cubicle, low level WC and vanity sink unit. The room has an opaque double glazed window unit to the rear elevation

BEDROOM ONE

10' 9" x 8' 9" (3.28m x 2.67m) Upvc double glazed window unit to the side elevation, with fitted wardrobes and the room also has a wall mounted storage heater.

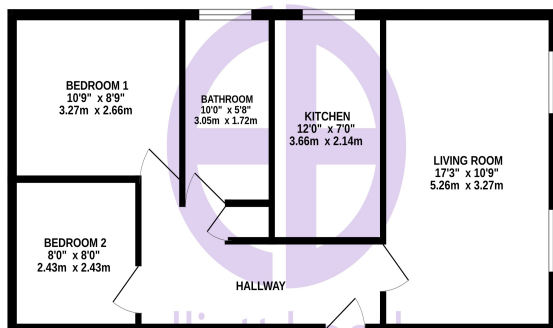
BEDROOM TWO

8' 00" x 8' 00" (2.44m x 2.44m) Upvc double glazed window unit to the side elevation and the room also has a wall mounted storage heater attached.

PROPERTY INFORMATION MATERIAL INFORMATION

- Tenure - Leasehold
- Length of lease (years remaining 968)
- Annual ground rent amount (N/A)
- Ground rent review period (N/A)
- Annual service charge amount (£450)
- Service charge review period (N/A)
- Council Tax Band A

GROUND FLOOR



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Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, areas and other parts herein are approximate and no responsibility is taken for any error or omission in the information. The plan is for illustrative purposes only and is not to be used as a guide for any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee is given in this regard or otherwise.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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