



Estate Agents and Valuers

' SECOND FLOOR FLAT '



6 MANOR COURT 76 – 78 HAWESIDE LANE BLACKPOOL FY4 4BG

PRICE £65,000

NO CHAIN

- . WELL PRESENTED 2ND FLOOR FLAT
- . 2 BEDROOMS
- . UPVC DOUBLE GLAZING & ELECTRIC HEATING
- . MODERN KITCHEN & BATHROOM
- . COMMUNAL GARDENS & PARKING

DESCRIPTION Manor Court is a well presented two bedroom second floor flat, ideally situated for easy access to the motorway network and Blackpool town centre. The property is warmed by electric heating and benefits from UPVC double glazing throughout, offering comfort and efficiency. Inside, you will find a modern fitted kitchen and a stylish bathroom, making it ready to move straight into. Externally, the development enjoys well maintained communal gardens along with resident parking, adding to the overall convenience and appeal.

LOCATION Proceeding out of blackpool along Park Road to the traffic light junction at Oxford Square and turn right into Waterloo Road. Continue at the next set of lights and at the following one left into Haweside Lane. Manor Court is on the right.



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The accommodation comprises:-

ON THE GROUND FLOOR

COMMUNAL ENTRANCE HALL With security intercom.

ON THE SECOND FLOOR

LANDING

LOUNGE 11'10 (PLUS DOOR RECESS) X 11'0. UPVC double glazed window, laminate floor, storage heater.

KITCHEN 10'0 X 8'6. Fitted with a range of beech laminate base units and worktops with bevelled edges incorporating a single bowl single drainer stainless steel sink unit with mixer tap over, electric cooker point, extractor hood, tiled splashbacks, matching eye level cupboards, UPVC double glazed window, plumbing for washing machine.

INNER HALLWAY Storage cupboard, loft access.

BEDROOM NO 1 12'9 X 10'10. UPVC double glazed window, electric radiator, airing cupboard.

BEDROOM NO 2 8'4 X 8'0. UPVC double glazed window, electric radiator.

SHOWER ROOM & W.C Large shower cubicle, pedestal wash and basin, W.C – low suite, tiled walls and floor.

OUTSIDE

COMMUNAL GARDENS & PARKING

TENURE Leasehold.

SERVICE CHARGE T.B.C

COUNCIL TAX BAND A

EPC RATING:- C

SERVICES Mains electricity and drainage connected.

VIEWINGS Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week.