6 Garfield Court, Blackpool, FY3 9UH

Deceptively Spacious First Floor Apartment

£99,950

2 1 1







Well Presented two double bedroom apartment with additional study space

Shoreline Estates are delighted to present this surprisingly spacious two-bedroom, purpose-built first floor apartment, situated in a quiet and desirable residential location in Marton, Blackpool.

Boasting two generously sized double bedrooms, an impressive lounge measuring over 16 feet and the added bonus of a versatile walk-in dressing room or study, this property offers an abundance of accommodation rarely found at this price point.

Situated in an established residential area, the apartment enjoys a peaceful setting whilst remaining conveniently positioned for local amenities and transport links.

We anticipate strong interest in this deceptively spacious apartment, and early viewing is highly recommended to fully appreciate the accommodation on offer.

Communal Entrance
As you enter the development you will find the communal hallway that services just two apartments, communal meter boxes and stairs leading to the apartment 6.

Entrance

Hallway
Radiator

Lounge 4.96m x 4.15m (16'3" x 13'7")
Feature fire and surround, Floor to ceiling uPVC double glazed window to front elevation, Radiator.

Kitchen 2.31m x 2.99m (7'77" x 9'10")
Modern wall and base cupboard units with complimentary roll edge work tops, One and a half bowl single drainer sink with mixer tap, Cooker point, Part tiled walls, uPVC double glazed window.

Key Features

- Popular Residential Location
- Well Presented
- Two Double Bedrooms
- Gas Central Heating
- Double Glazing
- Ideal First Time Buy or Investment
- Invaluable Extra Study Room
- Early Viewing Essential Ideal First Time Buy, Downsize or Investment
- NO CHAIN

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Bedroom 3.95m x 3.36m (13' x 11')
uPVC double glazed window to rear elevation, Radiator.

Bedroom 2.85m x 2.62m (9'4" x 8'7")
uPVC double glazed window to front elevation, Radiator.

Study/Dressing Room 2.04m x 1.46 (6'8" x 4'9")
Loft access via pull down ladder

Bathroom
Modern bathroom comprising of a panelled bath with electric shower over and glass shower screen, Pedestal wash hand basin, Low flush WC, Tiled walls, uPVC double glazed window, Towel heater radiator.

Garage
There is a garage with this property

GENERAL

TENURE
Leasehold. Lease is 999 years from 1976, Service charge is £900 per annum (All prospective purchasers should verify this information with their solicitors prior to exchange of contacts.)

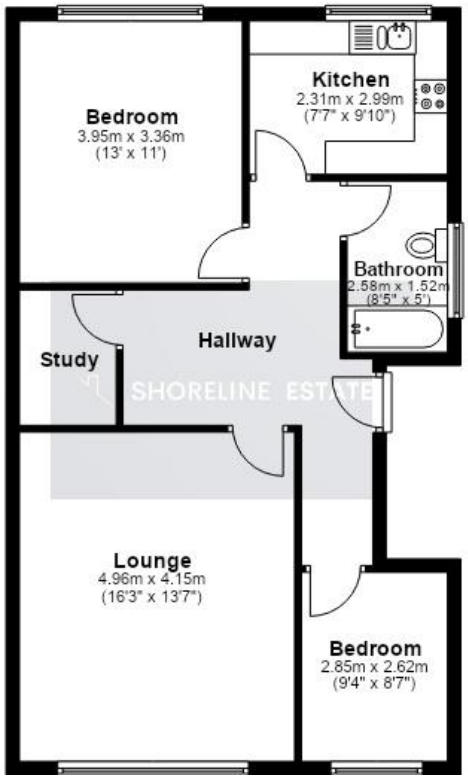
FIXTURES & FITTINGS
All fixtures & fittings are excluded from the sale unless separately included within the legal 'fixtures and fittings' details.

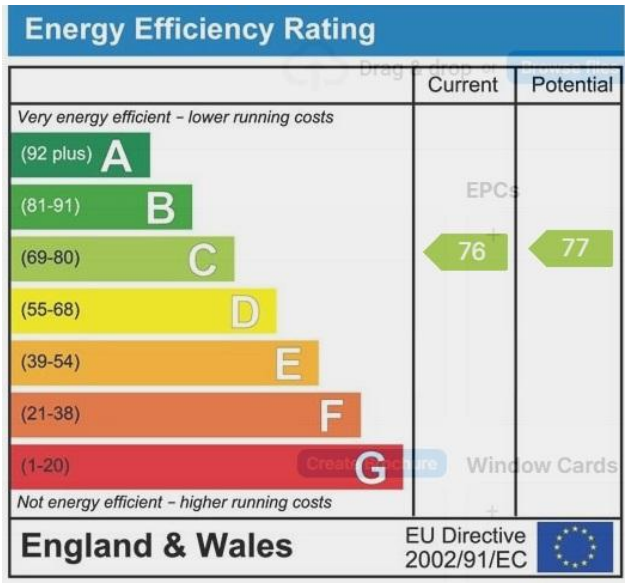
INFORMATION
Please note this brochure including photography and measurements was prepared by Shoreline Estates in accordance with the sellers' instructions and should be used as guidance only.

WARRANTIES
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.
Services, systems, appliances, fittings and equipment have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

FREE VALUATION
If you would like to obtain an independent and completely free market appraisal, please contact Shoreline Estates Ltd, 57 Red

DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.















Get in touch

FOR APPOINTMENTS AND ENQUIRIES

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A Fully Tailored Property Service To Meet Your Needs And Exceed Your Expectations

OnTheMarket



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