BRITISH PROPERTY AWARDS 2024 — **GOLD WINNER** — ESTATE AGENT IN BLACKPOOL

NNER — 2022 — ESTATE AGENT IN BLACKPOOL

2021 — IN BLACKPOOL

Flat 36, Salthouses, Osborne Road, Blackpool, FY4 1GY

£115,000

*** UNUSUALLY SPACIOUS APARTMENT***

This well-presented apartment boasts three generous double bedrooms and three bathrooms, including two en-suite facilities. The accommodation further benefits from a spacious dining kitchen measuring over 16ft x 8ft, along with a large lounge of approximately 16ft x 13ft.

Ideally located within a quarter of a mile of the promenade and seafront.

Offered with no onward chain.

- THREE DOUBLE bedrooms

- THREE bathrooms

- (Two are en-suite)

- Large lounge

- Fitted DINING kitchen

- Allocated parking

- No chain

- Close to SEAFRONT

Award winning property sales since 1948.

The Property Ombudsman

Communal Entrance: Security door and post boxes.

Communal Hall: Staircase and lift to all floors.

Fourth Floor:

Communal Landing.

Private Entance.

Hall.

Lounge: 16'3" x 13'3" (4.95 m x 4.04 m) Double glazed skylight windows, Two electric heaters.

Dining Kitchen: 16'2" x 8'3" (4.93 m x 2.51 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Built in oven and hob, Plumbed for washing machine, Two UPVC double glazed skylight windows, Electric heater.

Bedroom 3: 10'4" x 9'10" (3.15 m x 3.00 m) UPVC double glazed skylight windows with 'blackout blinds', Electric heater.

Bedroom 2: 15'4" x 11'2" (4.67 m x 3.40 m) Two UPVC double glazed skylight windows with 'blackout blinds' plus UPVC double glazed side window, Electric panel heater.

Bedroom 1: 12'2" x 10'4" (3.71 m x 3.15 m) Two UPVC double glazed skylight windows with 'blackout blinds' plus UPVC double glazed side window, Electric panel heater.

Inner Hall: Electric heater, Built in storage and airing cupboard, leading to:-

En-Suite: Comprising; Shower cubicle, Low flush WC, Pedestal wash basin, half tiled walls, UPVC double glazed skylight window with 'blackout blinds'.

Outside:

Communal Garden: Accessed via electric security gates.

Parking: Allocated parking to the rear.

Electric: Tested 16th December 2023 (Electrical Installation Condition Report available to view in the office).

Tenure: We have been informed that the property is leasehold; 100 years from 2013; Service charge: £90.71 per month; Ground rent: £250 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £2126.41 (2025/26)

Award winning property sales since 1948.

Directions: Travelling south along the promenade, after passing south pier, take the second left into Osbourne Road. At the far end, there is a cul-de-sac on your right. This is access to Salthouses.

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**: Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

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

Ground Floor

Kitchen/Dining Room · Lounge · Bedroom 2 · En-suite · Bathroom · C · Hallway · Inner Hall · Bedroom 3 · En-suite · Bedroom 1
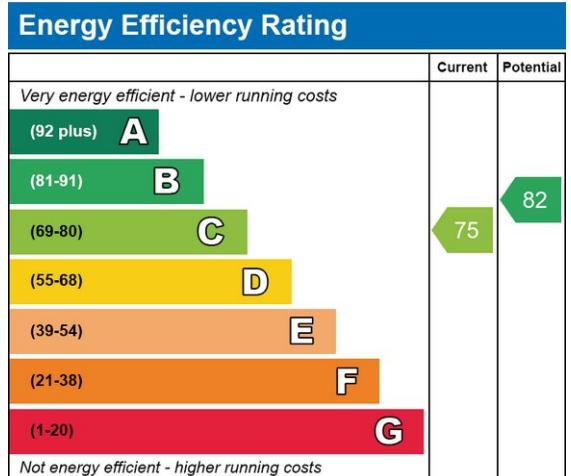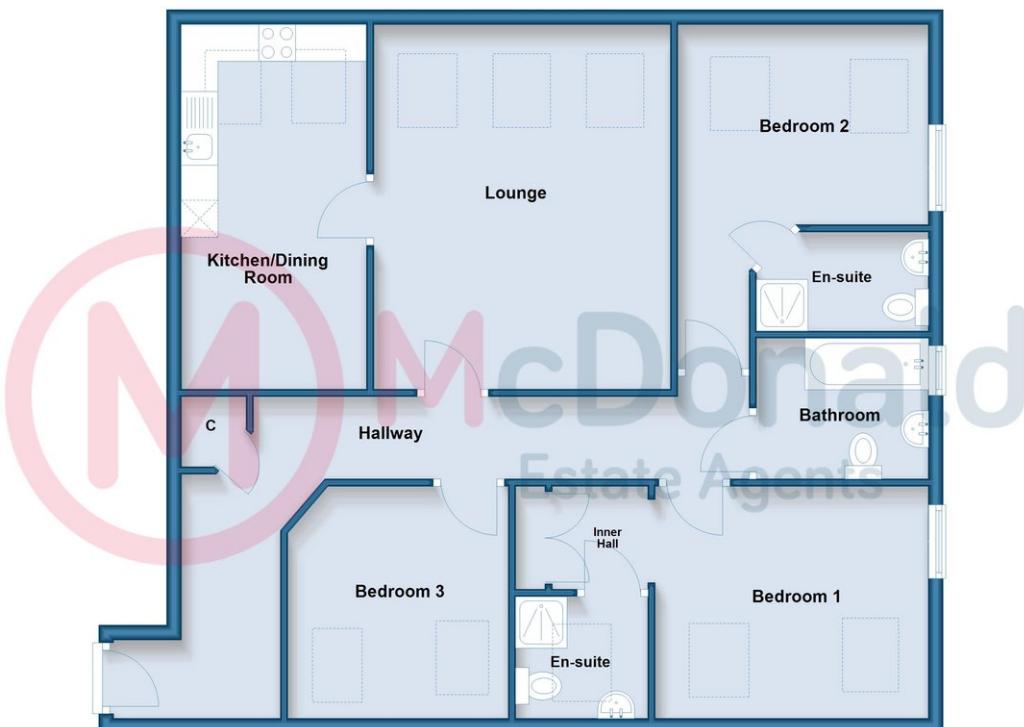
Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale.
Plan produced using PlanUp.

Salthouses

Are YOU thinking of selling?

Call McDonald Estate Agents NOW, for

your FREE market appraisal.

Award winning property sales since 1948.

The Property Ombudsman