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**126 Kinraig Place, Blackpool,
FY2 0NB**

£76,500

This immaculate first-floor, purpose-built apartment is a true credit to its current owner. Beautifully presented throughout, the property benefits from its own private ground-floor entrance, offering added privacy and convenience.

Inside, there are TWO bedrooms, a spacious lounge/dining room, a modern fitted kitchen, and a stylish three-piece bathroom suite.

Ideally located, the apartment is just 300 yards from a local supermarket and approximately 0.9 miles from Bispham Village centre, providing easy access to a range of shops and amenities.



- TWO bedrooms
- Lounge / Dining room
- Modern shower room
- Fitted kitchen
- UPVC double glazing
- Gas central heating
- Close to shops
- IMMACULATE throughout.

Award winning property sales since 1948.



Ground Floor:

Private Entrance: The apartment has its own private ground floor entrance.

Hall: Meter cupboards, UPVC double glazed front door and windows, Radiator. Staircase to:-



First Floor:

Landing: Loft access, Part boarded for storage, UPVC double glazed window.

Bedroom 1: 11'4" x 10'5" (3.45 m x 3.17 m) UPVC double glazed window, Radiator. Attractive fitted wardrobes, drawers and bedside units available by negotiation.

Bedroom 2: 7'3" x 6'9" (2.21 m x 2.06 m) UPVC double glazed window, Radiator.



Lounge: 13'7" x 9'8" (4.14 m x 2.95 m) Luxury vinyl tiled flooring, Two UPVC double glazed windows, Radiator.

Shower Room: Modern three piece shower room comprising; Large shower cubicle, Vanity wash basin Low flush WC, Part tiled walls, Extractor fan.



Kitchen: 8'6" x 7'5" (2.59 m x 2.26 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Extractor hood, Tiled walls, Luxury vinyl tiled flooring, UPVC double glazed window.

Pantry: Built in cupboard also housing combi gas central heating boiler, Plumbed for washing machine.

Outside: Communal gardens, Parking for residents.

Heating: Gas central heating (NOT TESTED).

Additional Information: Items of freestanding furniture may be available (subject to negotiation)

Tenure: We have been informed that the property is leasehold; 125 years from February 1989. Service charges approximately £450 per annum to include buildings insurance and ground rent. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band A £1675.48 (2026/27)

Directions: From our office on Red Bank Road travel inland, over the roundabout and through the village onto Ingthorpe Avenue and to the junction with Ashfield Road. Turn left and continue to the roundabout with Kinraig Road and turn right. Kinraig Place is first on the left.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Kinraig Place

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