



1 Pharos Court, Fleetwood, Lancashire

Well-Presented Purpose-Built Ground Floor Apartment

£84,950

 2  1  1



Pharos Court, Fleetwood, Lancashire

Shoreline Estates are delighted to bring to the market this beautifully presented home, ideally situated in the highly sought-after village of Staining.

Offering bright, spacious and well-maintained accommodation throughout, the property would make an excellent home for families, couples or buyers looking to enjoy village living whilst remaining within easy reach of Blackpool, Poulton-le-Fylde and the M55.

The accommodation is well laid out and offers generous living space, a well-equipped kitchen, good-sized bedrooms and a modern family bathroom. The property further benefits from attractive outside space, providing a lovely area to relax and enjoy during the warmer months.

Staining is a popular and well-regarded village, known for its welcoming community, semi-rural feel and convenient access to local schools, amenities and transport links.

Early viewing is highly recommended to fully appreciate the space, presentation and location this lovely home has to offer.

Entrance Hall - Intercom door entry phone, meter cupboard. Storage Cupboard.

Lounge 11'7" x 15'1" (3.53m x 4.61) - Two uPVC double glazed windows with views towards Fleetwood Promenade, Electric heater.

Kitchen 8'2" x 10'3" (2.49m x 3.12m) - Range of modern wall and base cupboard units in a 'white' gloss with complimentary 'black' roll edge worktops and breakfast bar, Stainless steel single drainer sink with mixer tap, Integrated electric Oven, hob & extractor, Space for under counter fridge, Plumbed for automatic washing machine, uPVC glazed window with views towards Fleetwood Promenade.

Master Bedroom 12'10" x 10'6" (3.90m x 3.20m) - Range of built in wardrobes and overhead cupboards, uPVC double glazed window, Electric heater.

Bedroom 7'3" x 10'6" (2.20m x 3.20m) - Built in Wardrobes, uPVC double glazed window, Electric heater.

Shower Room 6'7" x 7'7" (2.00m x 2.00m) - Lovely modern fitted shower room,

Key Features

NO ONWARD CHAIN
Short Distance to Fleetwood Promenade
Intercom Entrance
Lounge
Modern Breakfast Kitchen
Modern Shower Room
Two Bedrooms
Electric Heating
uPVC Double Glazing
Allocated parking

01253 352207
info@shorelineestates.co.uk
www.shorelineestates.co.uk

Shoreline Estates Ltd
57 Red Bank Road, Bispham,
Blackpool, FY2 9HX

OUTSIDE:

Parking – The apartment benefits from an allocated parking space

GENERAL

TENURE

Leasehold. (All prospective purchasers should verify this information with their solicitors prior to exchange of contacts.)

There is a maintenance charge which is currently £85.00 per calendar month, which covers all general maintenance and upkeep of the communal areas, car park and building.

COUNCIL TAX

Shoreline Estates have been informed that the property is Council Tax Band B and the Local Authority Is Wyre Council

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 was prepared by Shoreline Estates in accordance with the sellers' instructions.

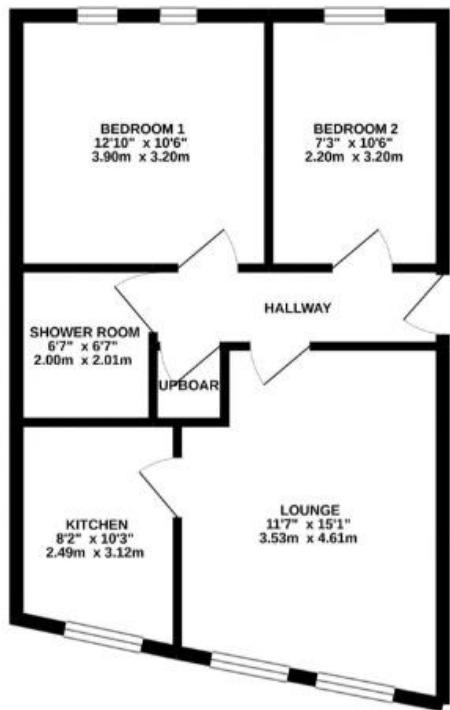
WARRANTIES

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.

GENERAL

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.



FREE VALUATION

If you would like an independent and completely free market appraisal, please contact
Shoreline Estates Ltd, 57 Red Bank Road, Bispham, Blackpool, Lancashire, FY2 9HX
Telephone (01253) 352207 info@shorelineestates.co.uk



Office: 01253 352207

info@shorelineestates.co.uk

www.shorelineestates.co.uk
Company Number: 13063469