



24A, FLORENCE STREET, , PA16 7JY



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ESTATE AGENTS

The logo for neillclerk estate agents, featuring a stylized house icon to the left of the company name. The name 'neillclerk' is in a blue sans-serif font, and 'ESTATE AGENTS' is in a smaller, all-caps blue font below it.





## **Description**

This spacious and well-presented two-bedroom raised ground floor flat is set within a sought-after residential area, ideally positioned close to local amenities and excellent transport links.

The property benefits from gas central heating, double glazing throughout, and a private front garden exclusive to the flat.

Accessed via a glazed timber entrance door, the accommodation comprises a welcoming hallway leading to a bright front-facing lounge featuring an attractive fireplace with living flame gas fire. The modern kitchen is fitted with stylish high-gloss white wall and base units, complemented by an electric hob, oven, and extractor hood.

There are two generously sized double bedrooms, including fitted wardrobes in the front-facing bedroom. The bathroom is fitted with a pedestal wash hand basin, WC,  $\frac{3}{4}$  bath, and overhead shower.

Early viewing is recommended to appreciate the accommodation on offer.

Applications are subject to financial criteria checks.

LLR: 1287367/280/01092  
LARN1901039



## **Measurements**

Hallway

Lounge

4.39m x 3.78m (14'5 x 12'5)

Kitchen

3.12m x 2.51m (10'3 x 8'3)

Bedroom 1

3.78m x 3.33m (12'5 x 10'11)

Bedroom 2

3.33m x 3.02m (10'11 x 9'11)

Bathroom









The  
next  
step..



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

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**Require a solicitor?**

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