DUNCAN Raistrick

Estate Agents and Valuers

The Property Ombudsman

rightmove.co.uk

‘ IMPECCABLY PRESENTED ‘

11 BRECON CLOSE GREENWICH VILLAGE BLACKPOOL FY1 5AY
PRICE £78,950

. 1 BED QUARTER HOUSE
. UPVC DOUBLE GLAZING & ELECTRIC STORAGE HEATERS
. MODERN KITCHEN & BATHROOM
. ALLOCATED & VISITOR PARKING
. COMMUNAL GARDENS

DESCRIPTION Forming part of the modern yet well established and sought after Greenwich Village development, conveniently located just a short walk from Stanley Park and within easy reach of Blackpool town centre, this one bedroom quarter house boasts bright, airy and impeccably presented accommodation which would be ideal for first time buyers and downsizers alike. Warmed by electric storage heaters and complimented by UPVC double glazing, features include lounge which is open to a modern kitchen with white units. On the first floor is a good bedroom with fitted wardrobes and a bathroom and W.C. Outside are well kept gardens and the property benefits from both allocated and visitor parking. An annual service charge of approximately £800 includes buildings insurance and covers the upkeep of all communal areas.

LOCATION Proceeding out of Blackpool along Park Road to the traffic light junction with Condor Grove and turn left. Brecon Close is the first turning on the left.

99 Topping Street, Blackpool FY1 3AA Tel: (01253) 751791. Fax: (01253) 751771
Duncan Raistrick Estate Agents (Blackpool) LTD. Registered in England № 6510727

11 BRECON CLOSE BLACKPOOL

The accommodation comprises:-

ON THE GROUND FLOOR

LOUNGE 12'10 X 11'0. Two UPVC double glazed windows, UPVC double door, storage heater, understairs storage cupboard, open to:-

KITCHEN 8'0 X 6'8. Fitted with a modern range of white base units and worktops with bevelled edges incorporating a single bowl single drainer stainless steel sink unit with mixer tap over, built in oven, hob and hood, plumbing for washing machine, breakfast bar, UPVC double glazed window.

ON THE FIRST FLOOR

LANDING Loft access, storage cupboard.

BEDROOM NO 1 12'10 X 7'10. Two UPVC double glazed windows, fitted wardrobes.

BATHROOM & W.C Fitted with a white suite comprising panelled bath with shower over, pedestal wash hand basin, W.C – low suite, part tiled walls, airing cupboard with shelving, UPVC double glazed window.

OUTSIDE

COMMUNAL GARDENS

ALLOCATED & VISITOR PARKING

TENURE Leasehold.

SERVICE CHARGE Approx £800 per annum including buildings insurance.

GROUND RENT Approx £15.00 per annum.

SERVICES Mains electricity & drainage connected.

VIEWINGS Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week.

COUNCIL TAX BAND:- A

These particulars do not form any part of a contract nor may they be regarded as representation.
All interested parties must themselves verify their accuracy.