We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.

The Propert Ombudsman

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COUNTY Estate Agents

St. Annes 01253 **711511**

OAKLEAF WAY, BLACKPOOL FY4 4FB

£795 PER MONTH

- MID TERRACED MEWS PROPERTY
- SITUATED IN CONVENIENT LOCATION FOR AMENITIES, SCHOOLS, TRANSPORT LINKS AND MOTORWAY ACCESS
- TWO BEDROOMS - BATHROOM - LOUNGE - KITCHEN - REAR GARDEN - ALLOCATED PARKING SPACE
- ENERGY RATING C

2 1 1 1

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Entrance
UPVC double glazed door with opaque and leaded glass insert leads into:

Porch
Cupboard housing the consumer unit and electric meter, laminate flooring, door leads into:

Lounge
13'02 x 12'11 to the widest point
UPVC double glazed window to the front, stairs leading to the first floor, radiator, television and telephone points, laminate flooring, door leading into:

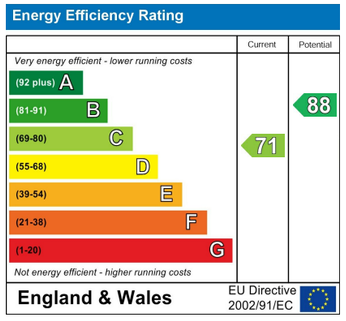
Kitchen
13'0 x 9'03
UPVC double glazed window to the rear, UPVC double glazed French doors leading to the garden, good range of cream gloss wall and base units, tiled to splashbacks, integrated appliances include: four ring electric hob, electric oven with grill, overhead extractor fan, stainless steel sink with drainer, plumbed for washing machine, extractor fan, space for dining table and chairs, radiator, laminate flooring.

Stairs and Landing
Aforementioned staircase leading to first floor landing, loft hatch, doors lead to the following rooms:

Bedroom One
13'0 x 10'07 to widest point
Two UPVC double glazed windows to the front, radiator, cupboard housing 'Glow Worm' boiler, storage cupboard with hanging rail.

Bedroom Two
11'10 x 7'01
UPVC double glazed window to the rear, radiator.

Bathroom
6'04 x 5'05
UPVC double glazed opaque window to the rear, three piece suite comprising of: WC, pedestal wash hand basin, bath with over head electric shower, tiled to splashbacks, radiator, extractor fan.

Outside
To the front of the property there is a small lawned area with shrubs and planting border.
The secure rear garden is mainly laid to lawn with a paved pathway leading to the rear access gate.

Other Details
Allocated parking space.
Council Tax Band B (£1,771.00 per annum)