

# 5a Cumberland Avenue, Cleveleys, FY5 2DS

One Bedroom Ground Floor Flat with Private Garden!

£64,950



## Investment Opportunity, First Time Buy or Alternative to a bungalow

A spacious ground floor flat offering well-proportioned and versatile accommodation throughout, complete with a private rear garden. The property is presented in good condition overall, although it would benefit from a degree of modernisation, allowing any incoming purchaser the opportunity to put their own stamp on the home.

Accommodation comprises a bright through lounge/dining room, fitted kitchen with direct access to the garden, bedroom also benefiting from garden access, and a separate shower room for added convenience.

Externally, the private garden provides an excellent space for relaxing or entertaining.

This property would make an ideal first-time purchase, excellent investment opportunity, or a superb alternative to a bungalow for those seeking practical ground floor living.

### Communal Hallway

Personal flat door which leads to stairs to first floor flat.

### Through Lounge Dining Room 3.58m x 5.78m (11'9" x 19')

uPVC double glazed window to front elevation, Electric storage heater.

### Kitchen 2.18m x 3.30m (7'2" x 10'10")

Range of wall and base cupboard units with complimentary roll edge work tops, Stainless steel single drainer sink, Plumbed for washing machine, Electric cooker point, Part tiled walls, uPVC double glazed window and door to rear elevation.

## Key Features

- Popular Residential Location
- Deceptive Accommodation
- Double Bedroom
- Electric Storage Heaters
- Double Glazing
- Private Rear Garden
- Ideal Investment or First Time Buy
- Early Viewing Essential
- NO CHAIN

01253 352207

[info@shorelineestates.co.uk](mailto:info@shorelineestates.co.uk)  
[www.shorelineestates.co.uk](http://www.shorelineestates.co.uk)

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

### Bedroom 3.12m x 3.30m (10'3" x 10'10")

Built in wardrobes, uPVC double glazed window to rear elevation, uPVC double glazed personal door leading to rear garden, Electric storage heater.

### Shower Room

Comprising Low flush WC, Pedestal wash hand basin, Built in shower cubicle, Extractor fan, Tiled walls, uPVC double glazed window to rear elevation.

### Outside

#### Communal Front Garden

The front garden is mainly concrete with established bushes and shrubs.

#### Private Rear Garden

The private walled rear garden is mainly concrete and paved.

## GENERAL

### TENURE

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

### 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 and measurements was prepared by Shoreline Estates in accordance with the sellers' instructions and should be used as guidance only.

### WARRANTIES

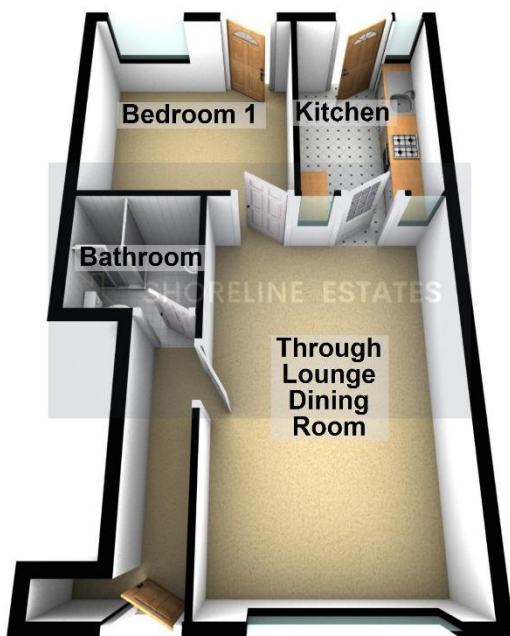
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

Services, systems, appliances, fittings and equipment have not been tested (unless otherwise stated) and no warranty can be

### 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.

### Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



**Get in touch**

FOR APPOINTMENTS AND ENQUIRIES

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