



Estate Agents and Valuers

'1ST FLOOR FLAT'



154 SPENCER COURT BLACKPOOL FY1 3TR

PRICE £60,000

NO CHAIN

. 1ST FLOOR FLAT

. 1 BEDROOM

. UPVC DOUBLE GLAZING & GAS CENTRAL HEATING

. OFF STREET PARKING FOR 2 CARS

. COMMUNAL GARDENS & PARKING

DESCRIPTION This purpose built first floor flat is approached via it's own entrance and provides well proportioned accommodation which is within easy reach of Blackpool town centre, the train station and the Talbot Gateway regeneration area. Warmed by gas central heating and complimented by UPVC double glazing, features include entrance hall with stairs to the landing, good lounge, kitchen, bedroom and bathroom. Outside are communal gardens and un restricted parking is available in the street.

LOCATION Proceeding out of blackpool along Talbot Road and Spencer Court is on the left, shortly before the traffic light junction with Devonshire Road.



154 SPENCER COURT BLACKPOOL

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE HALL Door, stairs.

ON THE FIRST FLOOR

LANDING Loft access, UPVC double glazed window.

LOUNGE 14'5 X 11'0. Two UPVC double glazed windows, airing cupboard.

KITCHEN 8'0 X 6'10. Fitted with laminate base units and worktops with bevelled edges incorporating a single bowl sink unit, gas cooker point, plumbing for washing machine, eye level cupboards, UPVC double glazed window.

BEDROOM 11'4 X 10'0. Two UPVC double glazed windows.

BATHROOM & W.C Panelled bath with shower over, pedestal wash hand basin, W.C – low suite, UPVC double glazed window.

OUTSIDE

COMMUNAL GARDENS & PARKING

TENURE T.B.C

SERVICES All amias services – gas central heating.

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

COUNCIL TAX BAND:- A