



5b Cumberland Avenue, Cleveleys, FY5 2DS

One Bedroom First Floor Flat

£54,950



Investment Opportunity – First Floor Flat with rental potential of £6,600 per annum

This first-floor flat presents an excellent investment opportunity, ideal for first-time buyers, landlords, or anyone looking to add value. Requiring a little modernisation and upgrading, the property offers plenty of potential without the need for major works.

Conveniently located close to local tram links, shops, and a wide range of everyday amenities, the flat benefits from excellent transport connections and easy access to the surrounding area. With spacious accommodation and great potential to personalise, this is a fantastic chance to secure a property in a well-connected location at an attractive price point.

Communal Hallway

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

Lounge 3.00m x 3.64m (9'10" x 11'x11")

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

Kitchen 2.04m x 2.90m (6'8" x 9'6")

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 to front elevation.

Bedroom 3.20m x 3.68m (10'6" x 12'1")

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

Key Features

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

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57 Red Bank Road, Bispham,
Blackpool, FY2 9HX

Bathroom

Comprising Low flush WC, Pedestal wash hand basin, Panelled bath, Extractor fan, Part tiled walls, uPVC double glazed window to rear elevation.

Outside

Front Garden

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

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.

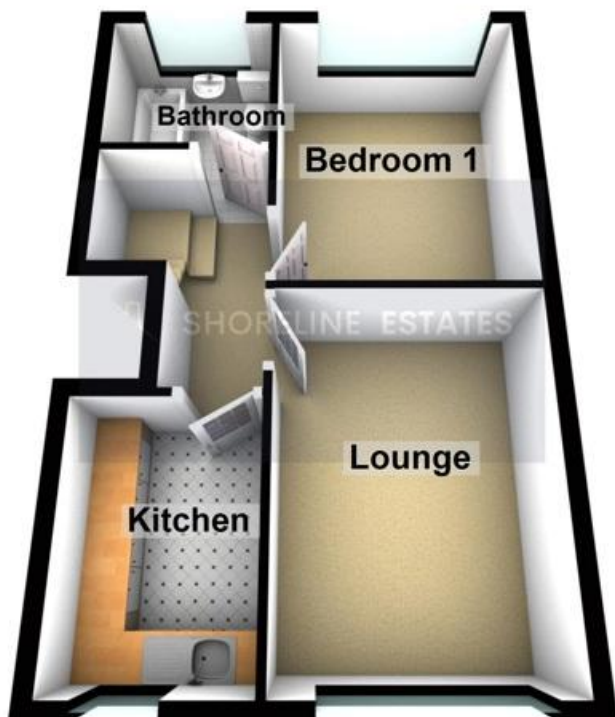
Services, systems, appliances, fittings and equipment have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

FREE VALUATION

If you would like to obtain an independent and completely free market appraisal, please contact Shoreline Estates Ltd, 57 Red Bank Road, Bispham, Blackpool, Lancashire, FY2 9HX Telephone (01253) 352207.

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	70
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Get in touch

FOR APPOINTMENTS AND
ENQUIRIES

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A Fully Tailored Property
Service To Meet Your Needs
And Exceed Your Expectations



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