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**23E Oakwood Close, South Shore,
Blackpool, FY4 5FD**

£104,950

This beautifully presented, purpose-built first-floor apartment offers generously proportioned living space throughout.

The property features two spacious double bedrooms, a substantial lounge with living and dining areas, a well-appointed fitted kitchen, and a modern three-piece bathroom suite.

Externally, residents can enjoy well-maintained communal gardens, along with an allocated parking space and additional visitor parking.

Conveniently located just 1.3 miles from a major retail park and supermarkets, the property also provides almost direct access to the M55 motorway, approximately 2.5 miles away.

Immaculately presented throughout, this apartment comes highly recommended for internal viewing.



- TWO DOUBLE bedrooms
- Lounge / Dining Room
- Fitted kitchen
- UPVC double glazing
- Electric heating
- Allocated Parking

Award winning property sales since 1948.



Ground Floor: Communal entrance with security intercom and staircase to:-

First Floor: Communal landing

Private Entrance:

Hall: Built in storage cupboard, Security intercom, Electric heater.

Through Lounge/Dining Room: 15'10" x 15'1" (4.83 m x 4.60 m)
Coved ceiling, UPVC double glazed window, Electric heater.

Kitchen: 9'2" x 7'10" (2.79 m x 2.39 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob, Plumbed for washing machine, Stainless steel sink, Half tiled walls, Wood effect laminate flooring, Two UPVC double glazed windows, Warm air heater.

Bedroom 1: 12'7" x 11'5" (3.84 m x 3.48 m) Fitted wardrobes and bedside units, UPVC double glazed window, Electric heater.

Bedroom 2: 12'6" x 8'0" (3.81 m x 2.44 m) UPVC double glazed window, Electric heater.

Bathroom: Comprising; Panelled bath with overhead shower unit, Pedestal wash basin, Low flush WC. Half tiled walls, Built in airing cupboard, Extractor fan, Warm air heater.

Outside: Communal gardens, Mostly lawned with established flowerbeds.

Parking: Allocated parking, plus ample visitor's space.

Heating: Electric heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold 999 years from c. 1994. Service charge £80 per calendar month; Ground rent £70 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1860.61 (2025/26)



Directions: Travel south along the full length of Whitegate Drive. At the lights follow the road around to the right into Waterloo road. At the next main traffic junction turn left into Hawes Side Lane. Follow this roads full length and then straight ahead into Common Edge Road. At the junction with Squires Gate Lane proceed straight ahead and take the 6th turning on the right into Jepson Way where Oakwood Close can be found to the right.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



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Plan produced using PlanUp.

Oakwood Court

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