



- One Bedroom First Floor Apartment
- Bay Fronted Lounge, Kitchen
- Bedroom With Integrated Wardrobes
- Three Piece Shower Room, Off Street Parking To Rear

**Ellerbeck Road, Thornton-Cleveleys, FY5**

**Offers In Excess Of £50,000**

WITH CLEVELEYS CENTRE, TRANSPORT LINKS AND THE RECENTLY RENOVATED PROMENADE & BEACH ON YOUR DOORSTEP, WHAT MORE COULD YOU WANT - FIRST FLOOR APARTMENT - LOUNGE - KITCHEN - BEDROOM - THREE PIECE SHOWER ROOM - IDEAL FIRST TIME BUY OR INVESTMENT - OFF STREET PARKING - VIEWINGS RECOMMENDED



## Property Description

### ENTRANCE HALL

Private entrance gives access to stairs to first floor landing with fitted carpet and double glazed window to side.

### LOUNGE

14' 7" x 10' 10" (4.45m x 3.32m) Double glazed bay window to front, fitted carpet and radiator.

### KITCHEN

7' 11" x 6' 11" (2.42m x 2.13m) A range of wall and base units with complimentary work surfaces over, space for fridge freezer and cooker, stainless steel sink unit with mixer tap and drainer, radiator, vinyl flooring and double glazed window to front.

### BEDROOM

12' 2" x 10' 4" (3.73m x 3.15m) Double glazed window to rear, fitted carpet, radiator and two integrated wardrobes.

### SHOWER ROOM

A three piece suite comprising of low flush WC, pedestal wash hand basin and walk in shower with electric shower over. Vinyl flooring, store cupboard with plumbing for washing machine, radiator and double glazed opaque window to rear.

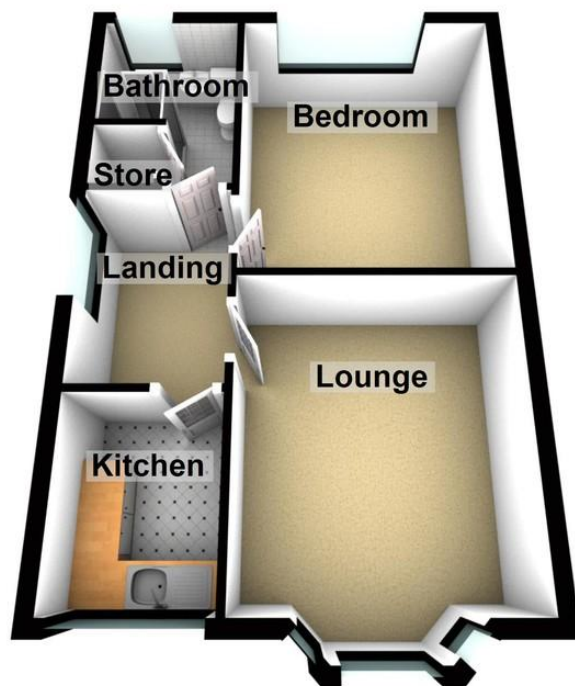
### EXTERIOR REAR

Off street parking is on offer to rear of the property along with a timber store with power and electrics.





## First Floor



Awaiting EPC

29 Whitegate Drive, Blackpool,  
Lancashire, FY3 9AA

[www.romanjamesestates.co.uk](http://www.romanjamesestates.co.uk)  
01253 978888  
[info@romanjamesestates.co.uk](mailto:info@romanjamesestates.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements