



## Cherry Tree Gardens, Marton

Blackpool, FY4 4PY

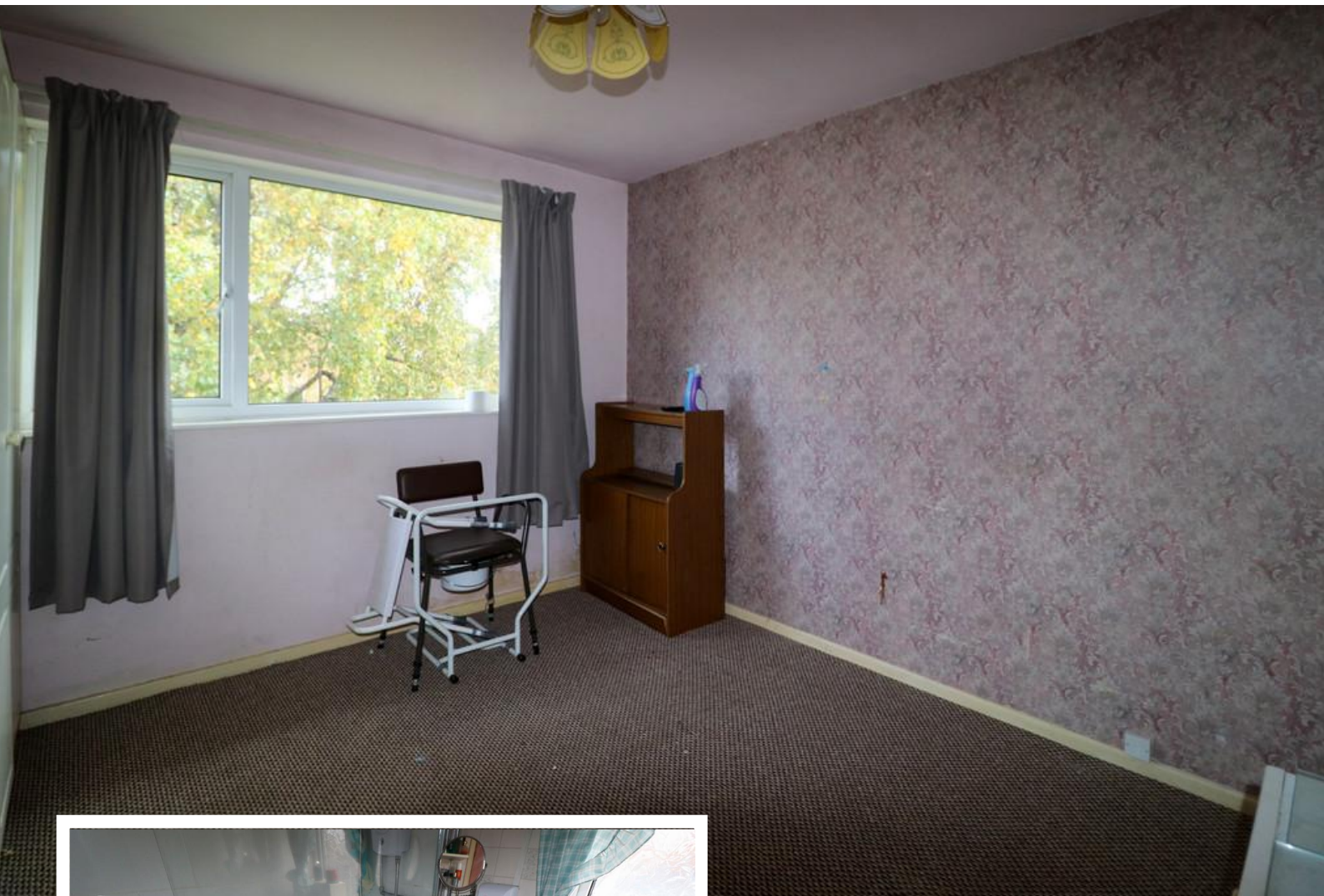
- **SPACIOUS FIRST FLOOR FLAT**
- **ONE DOUBLE BEDROOM**
- **UPVC DOUBLE GLAZING**
- **SHOWER ROOM**

**£50,000**

EPC Rating 'TBC'



43 Cherry Tree Gardens, Blackpool, FY4 4PY



## Property Description

**Spacious one bedroom purpose built flat, situated in a convenient residential location off Cherry Tree Road. This home would benefit from some refurbishment but viewing is recommended to appreciate the accommodation on offer which briefly comprises, own entrance hall, stairs and landing, spacious lounge, double bedroom, fitted kitchen, shower room, store room, upvc double glazing, communal gardens.**

FIRST FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 523 sq.ft. (48.6 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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#### HALLWAY

The flat benefits from it's own private entrance and stairs.

#### LOUNGE

14' 2" x 11' 6" (4.32m x 3.51m) Upvc double glazed window.

#### KITCHEN

9' 2" x 5' 10" (2.79m x 1.78m) Part tiled walls, fitted wall and base units.

#### STORE ROOM

5' 11" x 5' 9" (1.8m x 1.75m) Upvc double glazed window.

#### BEDROOM

11' 5" x 10' 10" (3.48m x 3.3m) Upvc double glazed window.

#### SHOWER ROOM

6' 7" x 5' 8" (2.01m x 1.73m) Shower enclosure, pedestal wash hand basin and a low flush WC. Upvc double glazed window.

#### GARDENS

Communal garden areas and on street parking.

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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