



**2 Clarence Court Rawcliffe Street, Blackpool**

Blackpool

Offers Over **£80,000**

## 2 Clarence Court Rawcliffe Street

Blackpool, Blackpool

We are pleased to present this immaculately presented 2 bedroom ground floor flat, situated in close proximity to the Promenade. This property offers a wonderful opportunity for those seeking a comfortable and stylish living space.

Upon entering, into the heart of this charming flat. The two double bedrooms, both generous in size, feature large windows inviting an abundance of natural light into the rooms. Each bedroom has been tastefully decorated to create a calming and inviting atmosphere, ideal for unwinding after a long day.

The modern fitted kitchen is a true highlight of this property, boasting an array of appliances and ample storage space.

The living area offers a comfortable and sociable environment, perfect for relaxation and entertaining guests. The neutral colour palette throughout the flat creates a sense of tranquillity and allows for personal touches to be easily introduced.

This property benefits from its close proximity to an array of amenities, ensuring convenience in every-day living. With various shops, restaurants, and cafes within walking distance, there is always something to explore and enjoy in the vibrant neighbourhood.

For those who appreciate the outdoors, the nearby Promenade provides the perfect space for leisurely strolls or enjoying the refreshing sea breeze. The flat itself does not have any mention of outside spaces, however, the location of the Promenade should be highlighted as a benefit.

In terms of transport links, the property is well-connected, with several bus stops nearby and easy access to major roads. Commuting to the town centre or other areas is a breeze, making this flat an ideal choice for professionals.

Overall, this 2 bedroom ground floor flat offers a remarkable combination of modern living and convenient amenities. With its immaculate condition, this property is ready to become your new home. Contact us today to arrange a viewing and secure this fantastic opportunity.

Council Tax band: A





### **Communal Hallway**

Secure communal hallway leading to front door.

### **Lounge**

15' 0" x 10' 10" (4.57m x 3.30m)

UPVC double glazed window to the front elevation, fireplace with electric fire, storage heater.

### **Kitchen**

10' 2" x 8' 9" (3.11m x 2.67m)

Fitted with a matching range of modern base and wall units, integrated oven with four ring induction hob and overhead extractor hood, space for fridge freezer, plumbing for washing machine, UPVC double glazed window to the rear elevation.

### **Inner Hallway**

Inner hallway leading to bedrooms and bathroom.

### **Bedroom 1**

11' 3" x 10' 11" (3.42m x 3.32m)

UPVC double glazed window to the front elevation, fitted wardrobes, storage heater.

### **Bedroom 2**

8' 11" x 8' 11" (2.73m x 2.71m)

UPVC double glazed window to the rear elevation, storage heater.

### **Bathroom**

6' 6" x 5' 5" (1.98m x 1.65m)

Part-tiled three piece bathroom suite comprising of shower cubicle, low flush WC, hand wash basin with underneath storage, UPVC double glazed opaque window to the rear elevation, heated towel rail.





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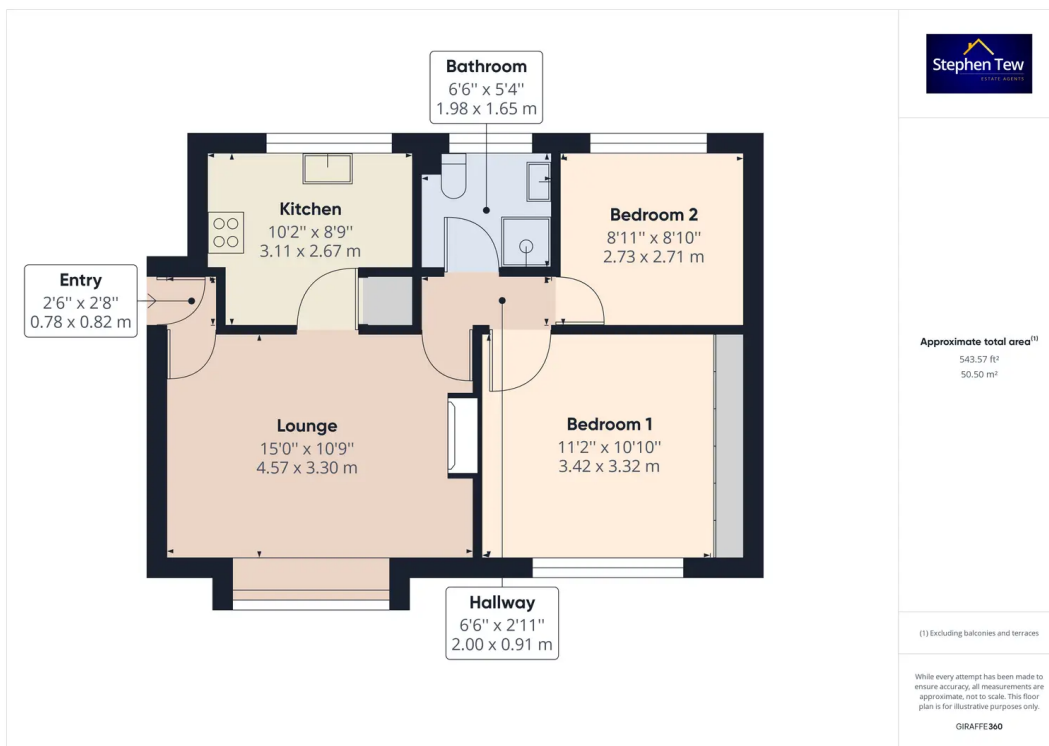
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## Stephen Tew Estate Agents

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