



George Street, Blackpool

Lancashire, FY1 3SF

- **RECENTLY REFURBISHED MID TERRACED HOUSE**
- **TWO BEDROOMS BOTH WITH EN SUITES**
- **TWO RECEPTION ROOMS, MODERN KITCHEN**
- **GAS CENTRAL HEATING & DOUBLE GLAZING**

£650 pcm

EPC Rating '53'





Property Description

Recently refurbished two bedroom mid terraced house, situated in a popular location close to the town centre, schools, transport links and other local amenities.

Accommodation comprising entrance hallway, lounge, dining room, modern kitchen, two first floor bedrooms both with modern en suites and access to loft room (to be used for storage only). Externally with easily maintained gardens to the front & rear with summer house. The property also benefits from gas central heating and double glazing.

1 months rent in advance and 5 weeks rent as deposit.



LOUNGE

12' 8" x 10' 8" (3.86m x 3.25m)

DINING ROOM

14' 8" x 12' 1" (4.47m x 3.68m)

KITCHEN

9' 9" x 6' 4" (2.97m x 1.93m)

BEDROOM 1

14' 8" x 12' 8" (4.47m x 3.86m)

EN SUITE

5' 9" x 5' 6" (1.75m x 1.68m)



BEDROOM 2

12' 5" x 8' 5" (3.78m x 2.57m)

EN SUITE

5' 3" x 5' 3" (1.6m x 1.6m)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		70
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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