



**Cairn Court, Cairn Grove**

Blackpool

Offers Over **£70,000**

## Cairn Court, Cairn Grove

### Blackpool

This ground floor flat offers an ideal opportunity for first-time buyers, those looking to downsize or investors alike. The property comprises a light-filled one-bedroom apartment, with fitted kitchen and spacious lounge.

To the rear of the property, the enclosed communal garden features a well-maintained lawn, perfect for enjoying the outdoor space.

In addition to the communal garden, this property benefits from a communal car park, ensuring ease and convenience for residents and visitors alike.

With no onward chain, this residence is ready for immediate occupation, offering a seamless and stress-free move.

Council Tax band: A

Tenure: Leasehold

- Ground Floor Flat
- Communal Garden
- No Chain
- Communal Car Park





### Hallway

2' 11" x 11' 5" (0.88m x 3.49m)

Access to storage cupboards.

### Lounge

14' 8" x 11' 0" (4.47m x 3.35m)

UPVC double glazed window to the front elevation, electric heater and electric fire with surround.

### Kitchen

7' 2" x 10' 11" (2.19m x 3.33m)

Matching range of base and wall units with fitted worktops, integrated oven and four ring electric hob with extractor hood, stainless steel sink with draining board and mixer tap. UPVC double glazed window to the rear elevation, electric heater.

### Bedroom

10' 5" x 11' 5" (3.18m x 3.48m)

UPVC double glazed window to the rear elevation, electric heater and fitted wardrobes.

### Bathroom

10' 5" x 11' 5" (3.18m x 3.48m)

Three piece suite comprising of low flush WC, wash basin and panelled bath with overhead shower attachment. Electric heater, uPVC double glazed opaque window.





### **Communal Garden**

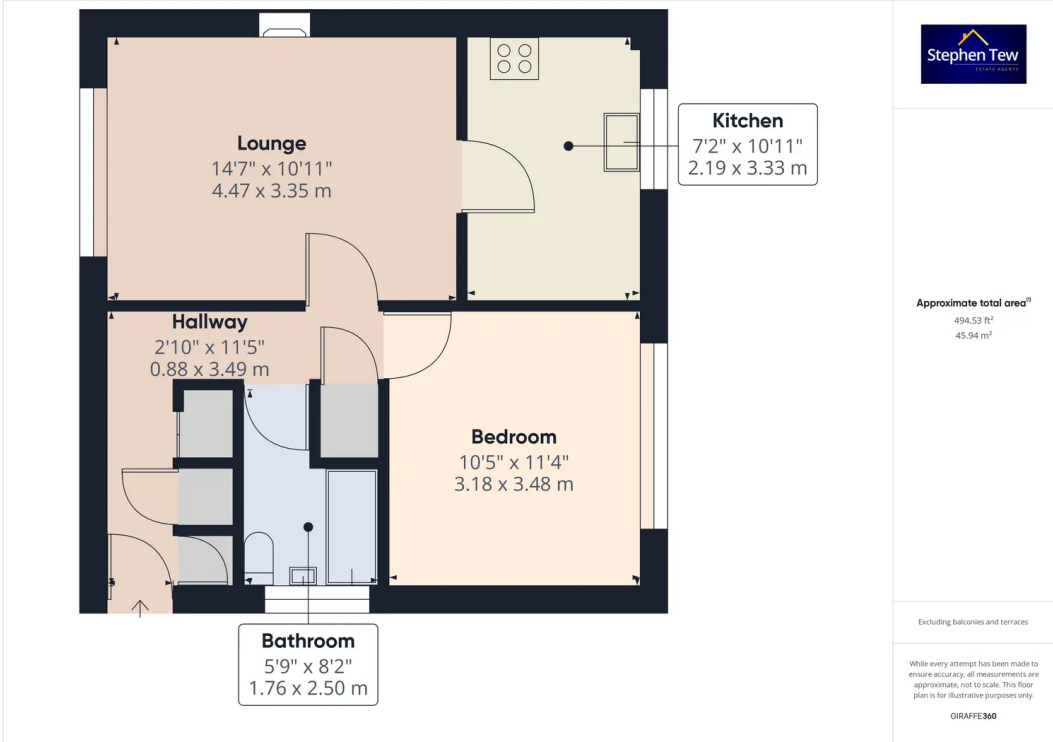
Enclosed communal garden to the rear.

### **Off street**

1 Parking Space

Communal car park.







## Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road - FY4 2HH

01253 401111

[info@stephentew.co.uk](mailto:info@stephentew.co.uk)

[www.stephentew.co.uk](http://www.stephentew.co.uk)

