



Flat 1, St. Heliers Road, South Shore

Blackpool, FY1 6JF

- **Ground floor flat**
- **Two bedrooms**
- **Modern kitchen**
- **Gas central heated**

£650 pcm

EPC Rating '46'



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Property Description

Deceptively spacious 2 bed ground floor flat situated close to local schools, shops and amenities.

The accommodation briefly comprises lounge, two bedrooms, bathroom, kitchen and yard to rear. The property also offers gas central heating and double glazing.

Move in costs: £800*

EPC rating - E. Council tax band A



LOUNGE

15' x 11' 8" (4.57m x 3.56m) Double glazed bay window. Feature wooden fireplace housing coal effect gas fire. Central heating radiator.

BEDROOM ONE

13' 2" x 10' 9" (4.01m x 3.28m) Double glazed window to rear. Electric fire. Central heating radiator.

INNER HALLWAY

BEDROOM TWO

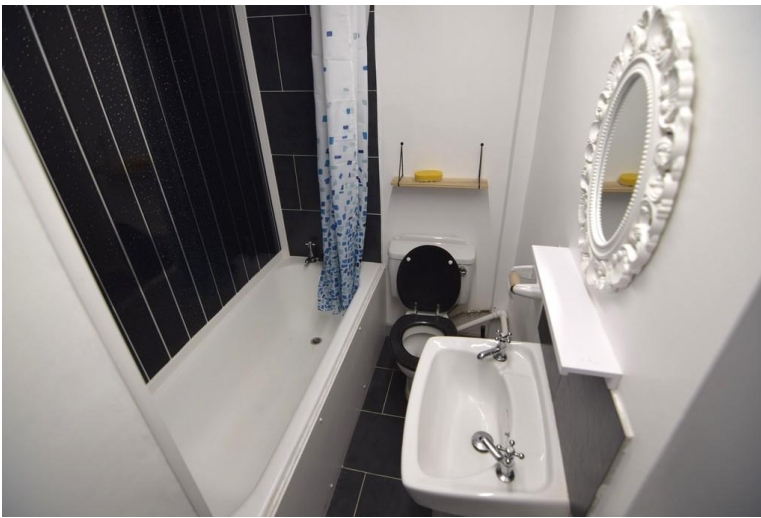
7' 4" x 6' 7" (2.24m x 2.01m) Double glazed window. Central heating radiator. Wall mounted central heating boiler.

BATHROOM

Panelled bath with shower over, pedestal wash hand basin and low flush wc. Extractor fan

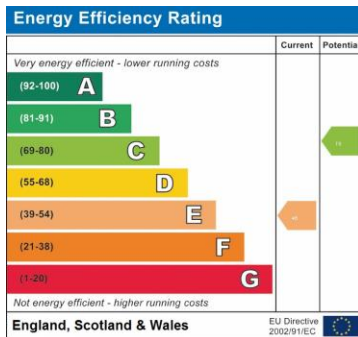
KITCHEN

Range of modern fitted wall and base units with complementary work surfaces. One and a half bowl sink unit. Built - in microwave, double oven and five ring gas hob. Double glazed window. Double glazed rear entrance door.



REAR YARD

Enclosed yard area to the rear.



21 Counce Street
Blackpool
Lancashire
FY1 3LA

www.moveholmes.co.uk
01253 928200
enquiries@moveholmes.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