



13 Horncliffe Road

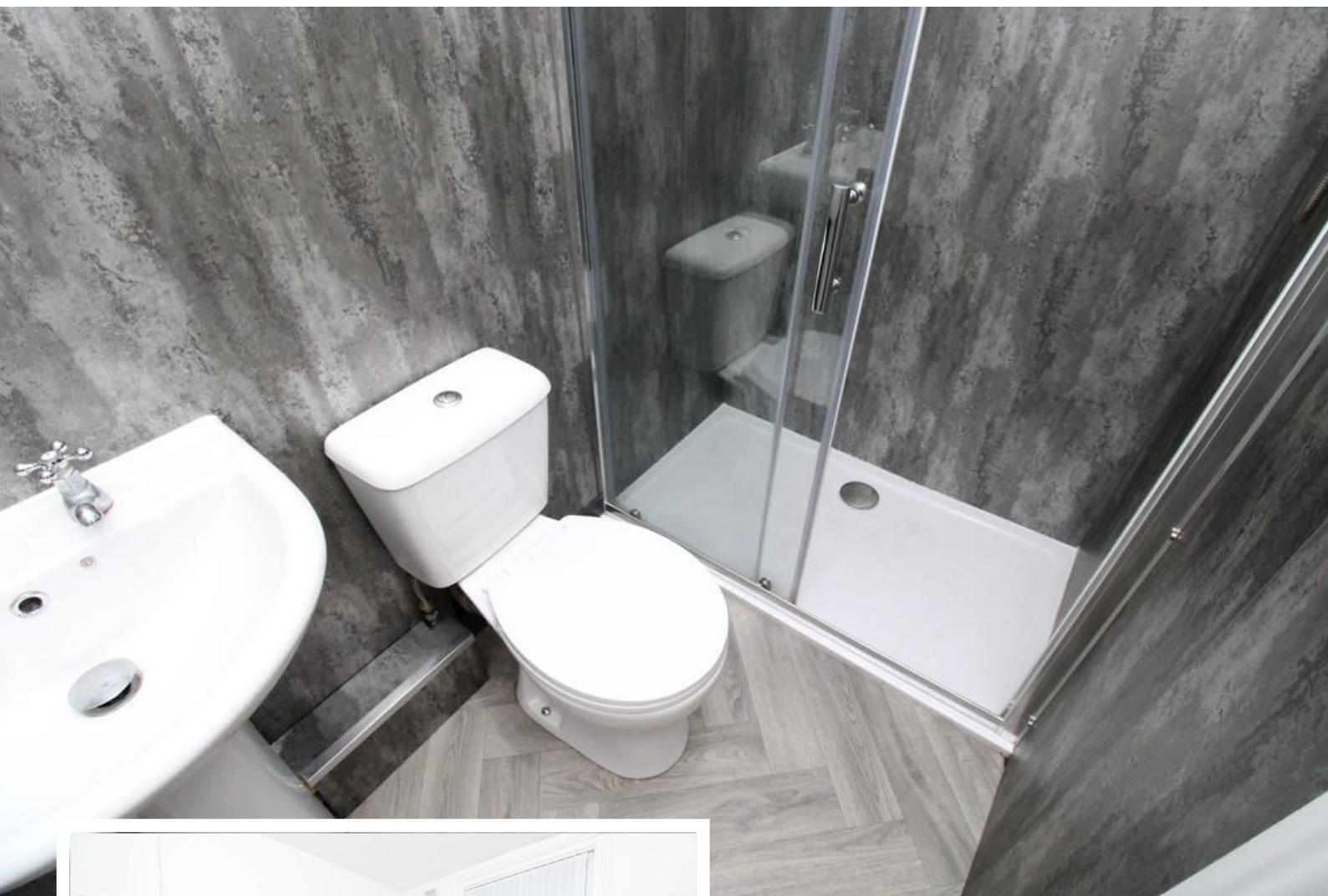
Blackpool, FY4 1LJ

- **GROUND FLOOR FLAT IN QUIET BLOCK**
- **OPEN PLAN LOUNGE & KITCHEN**
- **DOUBLE BEDROOM & SHOWER ROOM**
- **ECO 7 HEATING & DOUBLE GLAZING**

£525 pcm

EPC Rating '68'





Property Description

LOUNGE - KITCHEN

11' 48" x 11' 81" (4.57m x 5.41m) LOUNGE WITH KITCHEN OFF, RANGE OF WALL AND BASE UNITS, ELECTRIC OVEN AND ELECTRIC HOB AND EXTRACTOR FAN. PLUMBED FOR WASHING MACHINE.

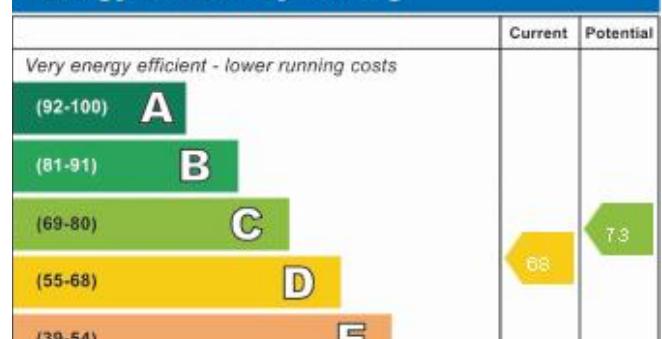
BEDROOM

4' 61" x 3' 77" (2.77m x 2.87m) DOUBLE BEDROOM WITH ELECTRIC HEATER, UPVC REAR DOOR LEADING TO ACCESS TO REAR GARDEN.

SHOWER ROOM

11' 25" x 8' 83" (3.99m x 4.55m) NEWLY REFURBISHED SHOWER ROOM, WITH WC, WASH HAND BASIN, SHOWER CUBICLE WITH ELECTRIC SHOWER

Energy Efficiency Rating



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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 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