



## 46 Dean Street, South Shore

Blackpool, FY4 1BP

- **FIRST FLOOR FLAT IN QUIET BLOCK**
- **CLOSE TO SOUTH SHORE**
- **EASY REACH OF MANY AMENITIES**
- **TWO BEDROOMS**

**£595 pcm**

EPC Rating '65'



Flat 5, 46 Dean Street, Blackpool, FY4 1BP



## Property Description

### LOUNGE

17.3' x 11.6' (5.18m x 3.35m)

### KITCHEN

11.7' x 6.5' (3.35m x 1.83m)

### BEDROOM ONE

12.7' x 8.0' (3.66m x 2.44m)

### BEDROOM TWO


10' x 6.6' (3.05m x 1.83m)







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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