



41 Ribble Road

Blackpool, FY1 4AA

- **GROUND FLOOR 2 BED FLAT**
- **UPVC WINDOWS - ELECTRIC HEATING**
- **MOVE IN COSTS £1346.15**
- **SOLE ACCESS TO REAR YARD**

£625 pcm

EPC Rating '48'



Ground Floor Flat, 41 Ribble Road, Blackpool, FY1 4AA



Property Description

VERY SPACIOUS 2 BEDROOMED GROUND FLOOR FLAT PLACED IN A HIGHLY SOUGHT AFTER AREA CLOSE TO LOCAL SHOPS AND SCHOOLS, WITHIN WALKING DISTANCE OF BLACKPOOL TOWN CENTRE COMPRISING OF LOUNGE, 2 DOUBLE BEDROOMS, SHOWER ROOM, KITCHEN WITH FITTED WALL AND BASE UNITS, SPLIT ELECTRIC OVEN AND HOB. DOUBLE GLAZED, ELECTRIC HEATING. SOLE USE OF REAR YARD AREA

LOUNGE

10' 7" x 14' 9" (3.24m x 4.51m) LOUNGE WITH UPVC WINDOW AND STORAGE HEATER

BEDROOM 1

7' 5" x 13' 11" (2.27m x 4.25m) GROUND FLOOR BEDROOM WITH UPVC WINDOW, AND STORAGE HEATER

KITCHEN

5' 1" x 9' 11" (1.57m x 3.04m) RANGE OF WALL AND BASE UNITS, PLUMBED FOR WASHING MACHINE, ELECTRIC OVEN AND ELECTRIC HOB

ACCESS TO REAR GARDEN.

BEDROOM 2

9' 5" x 8' 0" (2.89m x 2.45m) REAR OF PROPERTY, UPVC WINDOWS, STORAGE HEATER

SHOWER ROOM

4' 1" x 6' 8" (1.25m x 2.04m) SHOWER CUBICLE WITH ELECTRIC SHOWER, WC AND WASH HAND BASIN, UPVC WINDOW

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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

