



## Flat 6, 35 Burlington Rd, South Shore

Blackpool, FY4 1JS

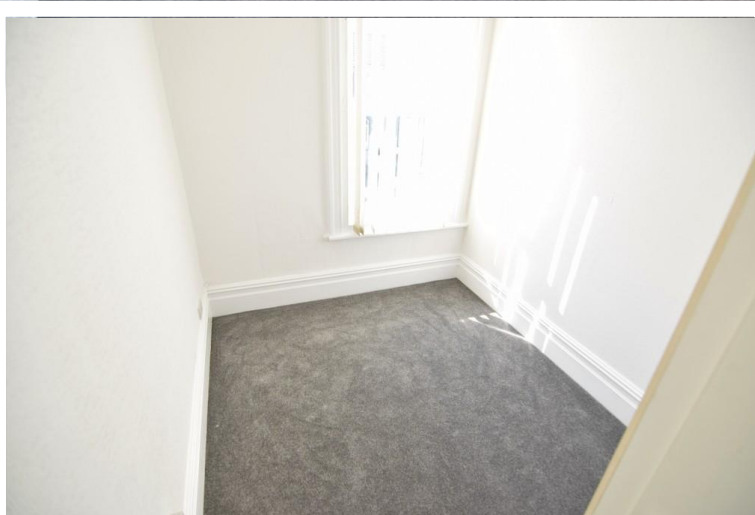
- **ONE BEDROOM FIRST FLOOR FLAT**
- **LOUNGE OPEN TO KITCHEN**
- **THREE PIECE SHOWER ROOM**
- **ELECTRIC HEATING**

**£90 pw**

EPC Rating '61'



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## Property Description

Cosy one bedroom first floor flat, situated in a popular location close to transport links, shops and other local amenities. New carpets have been fitted and the property has recently been decorated.

Accommodation comprising hallway, lounge open to kitchen, one bedroom and shower room. The property benefits from electric heating and double glazing.

Over 35's only.

**HALLWAY**  
Exterior door.

**LOUNGE**  
13' 3" x 9' 2" (4.06m x 2.80m) Electric fire. Meter cupboard. Coved ceiling. Electric heater

**KITCHEN**  
12' 5" x 3' 6" (3.79m x 1.09m) Fitted wall and base units with complementary work surfaces. Stainless

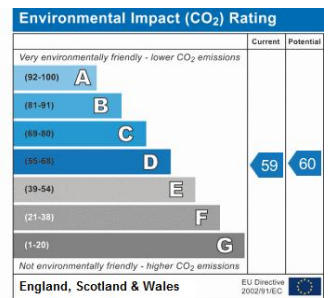
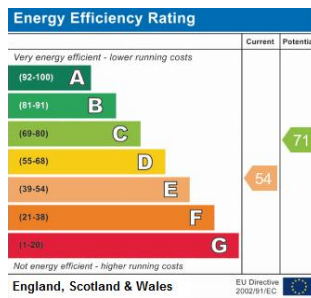
steel sink unit. built in electric oven and hob. Double glazed bay window to the front.

#### BEDROOM

10' 4" x 7' 5" (3.15m x 2.28m) Double glazed window to the front. Storage cupboards. Electric heater.

#### SHOWER ROOM

Three piece suite comprising shower cubicle, low flush wc and pedestal wash hand basin.



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