



## Yew Tree Road, Grange Park

Blackpool, FY3 7TZ

- **ONE BED GROUND FLOOR APARTMENT**
- **PURPOSE BUILT**
- **SPACIOUS ACCOMMODATION**
- **RECENTLY DECORATED**

**GUIDE PRICE: £30,000**

EPC Rating 'TBC'





## Property Description

Spacious one bedroom ground floor purpose built apartment, situated in a popular area close to transport links, shops, schools and other local amenities.

Accommodation comprising entrance hallway, lounge, kitchen, double bedroom and bathroom. The property benefits from electric heating, double glazing, recently been decorated and new blinds throughout.



## HALLWAY

Apartment entrance door. Intercom phone system. Meter cupboard

## LOUNGE

15' 6" x 10' 4" (4.74m x 3.17m) Two double glazed windows to the side. Door leading into an enclosed balcony area with double glazed windows. Electric wall heater.

## BEDROOM

14' 7" x 9' 0" (4.47m x 2.75m) Two double glazed windows. Wall heater. Storage cupboard. Built in cupboard housing a water tank.

## KITCHEN

8' 5" (at widest point) x 5' 11" (2.57m x 1.82m) Range of fitted wall and base units with complementary work surfaces. Inset stainless steel sink unit. Complementary tiled splashbacks. Built-in storage cupboard. Space for fridge. Plumbed for an automatic washing machine. Double glazed window.

## BATHROOM

White three piece bathroom comprising panelled bath with shower over, low flush wc and pedestal wash hand basin. Complementary tiled elevations. Double glazed window.

%epcGraph\_c\_1\_325%

21 Counce Street  
Blackpool  
Lancashire  
FY1 3LA

[www.moveholmes.co.uk](http://www.moveholmes.co.uk)  
01253 928200  
[enquiries@moveholmes.co.uk](mailto: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