



# Yew Tree Road, Grange Park

Blackpool, FY3 7TZ

ONE BED GROUND FLOOR APARTMENT

**GUIDE PRICE: £30,000** 

PURPOSE BUILT

EPC Rating 'TBC'

- SPACIOUS ACCOMMODATION
- RECENTLY DECORATED



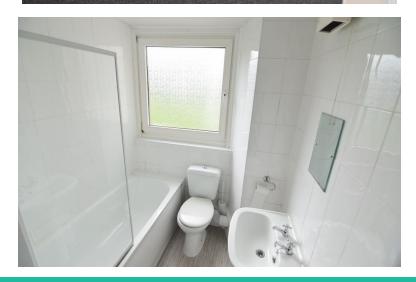




## **Property Description**

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.

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