



## Waterloo Road, Blackpool

Lancashire, FY4 4BL

- **First floor apartment**
- **Two double bedrooms**
- **Well presented throughout**
- **Modern kitchen**

**£500 pcm**

EPC Rating 'TBC'





## Property Description

Well presented and deceptively spacious two bedroom purpose built first floor apartment which has been recently redecorated throughout. The property is conveniently situated close to local shops, school, supermarkets and bus routes. The accommodation briefly comprises communal entrance hall, private entrance hall, lounge, two good size bedrooms, modern bathroom and kitchen. The property also boasts double glazing, electric heating and allocated parking to the rear of the property. No chain involved, Ideal buy to let investment or first time buy.





#### COMMUNAL ENTRANCE HALL

Secure entrance door. Stairs to the first floor.

#### ENTRANCE HALL

#### LOUNGE

15' 4" (into bay) x 10' 7" (4.68m x 3.24m) Double glazed bay window to the front elevation. Electric heater.

#### KITCHEN

Range of modern fitted wall and base units with complementary work surfaces. Stainless steel sink unit with mixer tap. Complimentary tiled splashbacks. Extractor fan. Four ring electric hob. Electric oven. Double glazed window. Storage cupboard housing water heater.

#### BEDROOM ONE

11' 4" x 10' 5" (3.46m x 3.18m) Double glazed window. Electric heater.

#### BEDROOM TWO

8' 9" x 7' 2" (at narrowest point) (2.68m x 2.19m) L-shaped room. Double glazed window. Electric heater.

#### BATHROOM

Modern three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low flush wc. Complimentary tiled elevations. Double glazed window. Chrome heated towel rail.

#### PARKING

Car park to the rear of the property with allocated parking spaces along with visitor spaces.