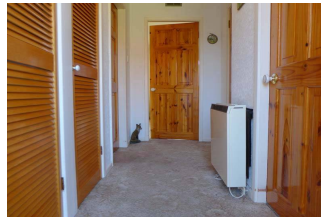


**WASHINGTON COURT -
WASHINGTON AVENUE -
BISPHAM - BLACKPOOL - FY2
0XJ**



**** ANOTHER SOLD BY SUSAN EVE ESTATE AGENCY !!! ** SIMILAR PROPERTIES REQUIRED !!! ** WITH NO ONWARD CHAIN - PURPOSE BUILT FIRST FLOOR APARTMENT - PRIVATE ENTRANCE. 16' LOUNGE AND DOUBLE BEDROOM. UPVC DOUBLE GLAZED AND EEELECTRIC STORAGE HEATER. INTERNAL VIEWING RECOMMENDED.**

ENTRANCE/HALLWAY

As you walk through a UPVC double glazed exterior door you will find yourself in the hallway. Electric storage heater. Built in cupboards ideal for storage. Access to the loft.

UTILITY ROOM

Fitted cupboards.

LOUNGE

16'2 x 10'9 approx. UPVC double glazed window overlooking the front of the property. TV Aerial point. Electric storage heater.

BEDROOM

11'5 x 10'8 approx. UPVC double glazed window overlooking the rear of the property. TV Aerial point. Electric storage heater. Built in wardrobes.

BATHROOM

UPVC double glazed window. suite comprising of a low flush WC and pedestal hand wash basin and bath with overhead shower unit. The walls are tiled to the splash back areas to complement.

KITCHEN

8'10 x 6'8 approx. UPVC double glazed window to the front elevation, overlooking the front of the property. Top and base fitted units, complemented by a co-ordinating work surface, housing a stainless steel sink and drainer unit. There is space for a gas cooker and a fridge freezer. Plumbed for a washing machine. The walls are partly tiled to the splashback areas to

complement.

OUTSIDE

TENURE

All prospective purchasers should verify this information with their solicitors prior to exchange of contracts.

VIEWING

By prior appointment with the vendors agent Susan Eve Estate Agency, 79 Victoria Road East, Thornton Cleveleys, Lancashire FY5 5BU. Telephone (01253) 822000.

FIXTURES & FITTINGS

All fixtures & fittings are excluded from the sale unless separately included within the legal 'fixtures and fittings' details.

INFORMATION

Please note this brochure including photography was prepared by Susan Eve Estate Agency in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS

All measurements are taken electronically and whilst every care is taken with there accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES

The seller does not make any representations or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

GENERAL

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

FREE VALUATION

If you would like to obtain an independent and completely free market appraisal, please contact Susan Eve at Susan Eve Estate Agency, 79 Victoria Road East, Thornton Cleveleys, Lancashire FY5 5BU Telephone (01253) 822000.

Price: £44,999



