



**45 WASHINGTON COURT,
BLACKPOOL,
FY2 0XJ
£62,500**



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***** IDEAL BUY TO LET OR RETIREMENT PROPERTY*****

PURPOSE BUILT 1st FLOOR FLAT. THE PROPERTY IS IN A HANDY LOCATION FOR BOTH BISPHAM AND CLEVELEYS CENTRES, LOCAL SHOPS & BUS SERVICE CLOSE BY. THE FLAT BRIEFLY COMPRISES; GOOD SIZE LOUNGE, DOUBLE BEDROOM, FITTED KITCHEN & BATHROOM.

NO CHAIN.



LOCATION: Washington Court is situated off Low Moor Road or Salmesbury Ave (SAT NAV FY2 0XJ), which in turn leads off Bispham Road. Ideal for Cleveleys & Bispham shopping facilities.

STYLE: A purpose built first floor flat.

CONDITION: Just ready for general updating.

ACCOMMODATION: External staircase to the first floor leading to the property's front door. Good size lounge with large window and fitted kitchen. Double bedroom, bathroom & W.C and handy , deep storage cupboard.

OUTSIDE: Communal lawn gardens to front and rear, ample parking.

SERVICES: Electric storage heating and mains water. Mains gas is supplied to the building.

COUNCIL TAX BAND: The property is listed as Council Tax Band A (Blackpool Council).

TENURE: The tenure of the property is LEASEHOLD (details to follow)

VIEWING: By telephone appointment through the Agents office.