



Flat 3, Salthouses, Osborne Road,
Blackpool, Lancashire, FY4 1GY

£99,000

***** A STUNNING MUST SEE *****

This **GROUND FLOOR** purpose built apartment has recently been improved and now presents a super **STYLISH** contemporary décor throughout, a **CREDIT TO THE PRESENT OWNER**.

There is a **LARGE** through lounge and dining area at **OVER 20ft**, open to a **MODERN** fitted **DINING** kitchen with integrated appliances. There are **TWO DOUBLE** bedrooms a **STYLISH** modern bathroom **PLUS EN-SUITE** to the main bedroom.

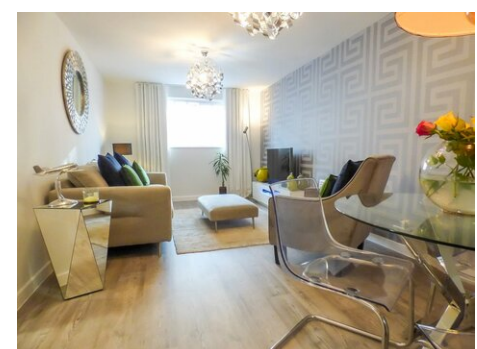
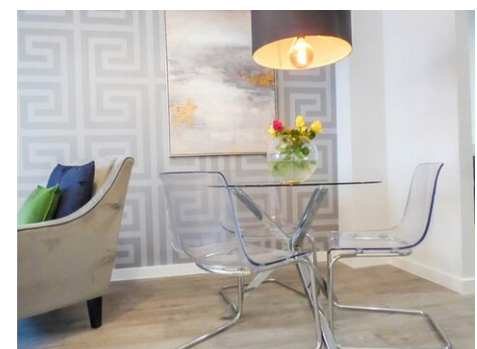
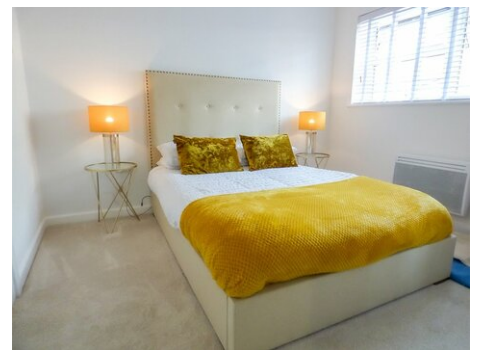
Externally there is an **ALLOCATED** parking space with security gate access and a location just **0.2 miles** from the **SEAFRONT**.

- **IMMACULATELY** appointed
- Two **DOUBLE** bedrooms
- Lounge **OVER 20ft**
- **MODERN** fitted dining kitchen
- **STYLISH** bathroom
- **EN-SUITE** to master bedroom
- **PARKING** space
- Within just **0.2 miles** of **PROMENADE**
- **A MUST SEE !**



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Communal Entrance: Security intercom.

Private Entrance:

Hall: Built in storage cupboard, Security intercom, Wood effect laminate flooring, Electric heater.

Lounge: 20'8" x 9'10" (6.30 m x 3.00 m) Wood effect laminate flooring, UPVC double glazed window, Electric heater, Open archway to:-

Kitchen: 10'2" x 8'10" (3.10 m x 2.70 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, Integrated fridge, freezer and dishwasher, Wood effect laminate flooring. Washing machine available subject to negotiation.

Bedroom 1: 10'2" x 10'2" (3.10 m x 3.10 m) UPVC double glazed window, Electric heater.

...En-Suite: Comprising; Shower cubicle, Low flush WC, Pedestal wash basin, Mostly tiled walls, Heated towel rail.

Bedroom 2: 10'10" x 10'10" (3.30 m x 3.30 m) UPVC double glazed window, Electric heater.

Bathroom: Beautiful bathroom comprising; Panelled bath with shower attachment, Low flush WC, Pedestal wash basin, Mostly tiled walls, Heated towel rail.

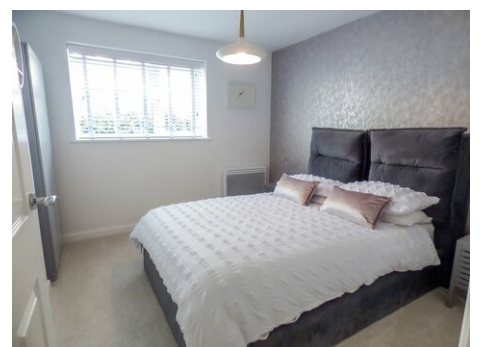
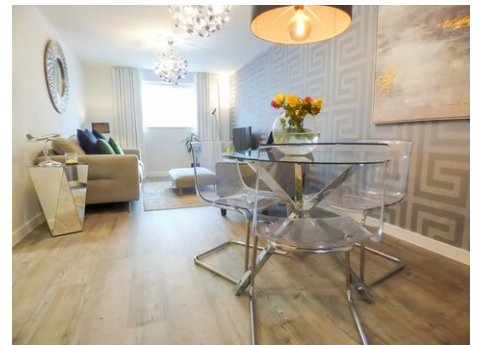
Outside: Communal gardens.

Parking: Allocated parking space (additional street parking available with permit).

Heating: Electric heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; Service charge £92 pcm, Ground rent £150 per annum, Buildings Insurance included. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1688.52 (2023/24)



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Directions: Travelling south along the promenade, after passing south pier, take the second left into Osbourne Road. At the far end, there is a cul-de-sac on your right. This is access to Salthouses.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



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Plan produced using PlanUp.

Salthouses

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