



27 Chatsworth Avenue, Bispham,
Blackpool, FY2 9AN

£365,000

****ATTENTION INVESTORS**** A block of FOUR individual Apartments - 2 x two Bedroom Flats; 1 x two Bedroom Maisonette ; 1 x one Bedroom flat. The property was professionally converted in 2005, is fully UPVC double glazed, and each flat has its own separate gas central heating. A great spot just off Queen's Promenade.



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External: Communal garden areas. Two parking spaces

Communal Entrance/Hall:

Private Entrance:

Flat 1: Ground & First floor Maisonette

F1 Hall: Staircase.

F1 Lounge: 16'1" x 13'5" (4.90 m x 4.10 m) TV point, Two UPVC double glazed bay windows, Two radiators.

F1 Dining Kitchen: 16'9" x 13'9" (5.10 m x 4.20 m) Wall and base cupboard units with complementary roll edge worktops, Built in stainless steel oven and hob with extractor hood, Stainless steel sink, Part tiled walls, Plumbed for washing machine, Combi gas central heating boiler, Three UPVC double glazed windows, Radiator.

F1 Additional WC: Wash basin, Low flush WC.

Landing: Split level landing, UPVC double glazed window.

F1 Bedroom 1: 13'5" x 13'5" (4.10 m x 4.10 m) Built in cupboard, UPVC double glazed window, Radiator.

F1 Bedroom 2: 10'10" x 10'10" (3.30 m x 3.30 m) UPVC double glazed window, Radiator.

F1 Bathroom: 10'6" x 5'7" (3.20 m x 1.70 m) Three piece bathroom suite comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Tiled walls, Extractor fan, Radiator.

Flat 2:

F2 Hall: Built in storage cupboard, Radiator.

F2 Kitchen: 11'10" x 8'2" (3.60 m x 2.50 m) Wall and base cupboard units finished with complementary roll edge worktops and breakfast bar, Stainless steel sink, Oven, Hob with extractor hood to canopy, tiled splash back to surface areas, Extractor fan, Plumbed for washing machine, Radiator.

F2 Bathroom: 12'2" x 5'7" (3.70 m x 1.70 m) Three piece bathroom suite comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Extractor fan, Radiator.

F2 Bedroom: 13'9" x 11'6" (4.20 m x 3.50 m) Built in wardrobe/cupboard also housing combi gas central heating boiler, UPVC double glazed window, Radiator.

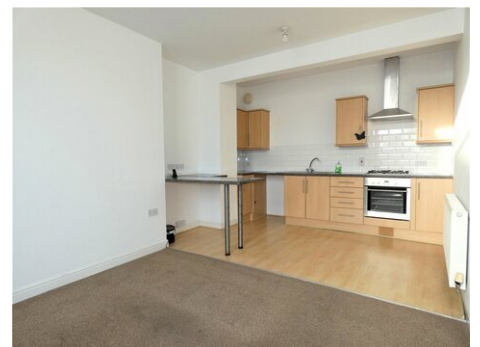
First Floor:

Flat 3:

F3 Hall:

F3 Lounge: 14'5" x 13'5" (4.40 m x 4.10 m) TV point, UPVC double glazed bay window, Two radiators.

F3 Kitchen: 9'2" x 7'3" (2.80 m x 2.20 m) Three piece bathroom suite



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Directions: Take Red Bank Road and proceed towards the sea front and turn right into Queens Promenade. Chatsworth Avenue is the last road on the right before reaching Norbreck Castle Hotel.

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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77



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Plan produced using Planitop.

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