



# WINNIPEG PLACE, BLACKPOOL FY2

## OFFERS IN THE REGION OF £62,500

A well presented purpose built first floor flat situated in a popular residential location, internal viewing is recommended to appreciate the accommodation on offer which briefly comprises, hall, lounge, fitted kitchen, shower room, one bedroom, box room, upvc double glazing, gas central heating, communal gardens and residents parking.



## ACCOMMODATION COMPRISSES

**Hallway:** Upvc double glazed main entrance door and window, boiler, meter and store cupboards.

**Lounge:** 13' 11" x 11' 4" (4.25m x 3.46m)  
Gas fire in a period surround, radiator, upvc double glazed windows.

**Kitchen:** 9' 0" x 6' 8" (2.75m x 2.02m)  
Fitted wall and base units with work surfaces, stainless steel sink unit, part tiled walls, plumbed for auto washer.





#### ACCOMMODATION (CONTINUED)

**Shower Room:** 6' 8" x 6' 4" (2.02m x 1.94m)

Fully tiled walls, corner cubicle shower, modern cabinetry with an inset vanity wash hand basin and low flush WC. Heated towel rail, upvc double glazed window.

**Bedroom:** 11' 11" x 10' 6" (3.64m x 3.20m)

Buit in wardrobes with sliding doors, radiator, upvc double glazed window.

**Box Room:** 6' 8" x 3' 10" (2.02m x 1.18m)

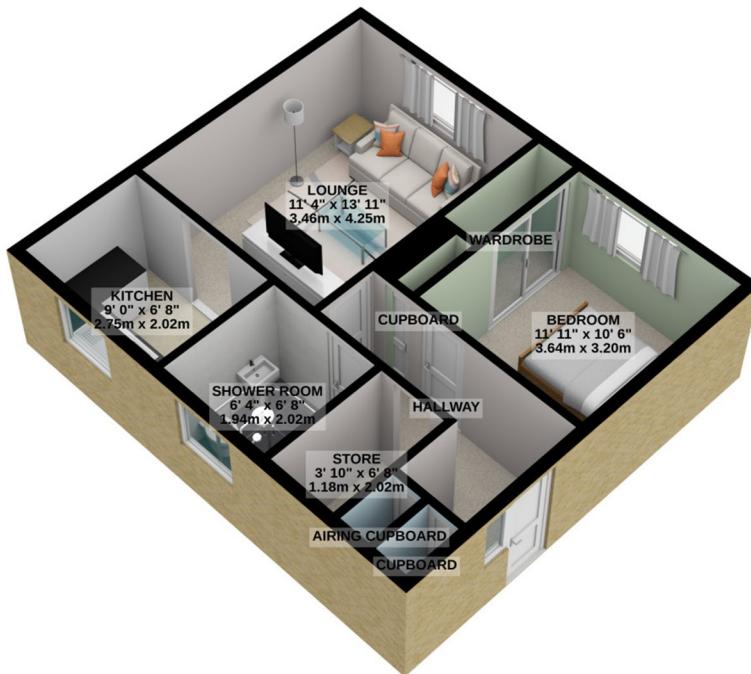
A useful storage room which could be utilised as a study.

#### OUTSIDE

**Communal Grounds:** Communal gardens and residents parking.



**MCKENZIE**  
THE REAL ESTATE AGENT



TOTAL FLOOR AREA : 475 sq.ft. (44.2 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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AWAITING  
ENERGY PERFORMANCE CERTIFICATE

  
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