



£480 PCM

Derby Road

Flat | 1 Bedroom | 1 Bathroom

01253 628000



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# Step Inside

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## Key Features

- MODERN KITCHEN AND SHOWER ROOM
- SPACIOUS FIRST FLOOR FLAT
- CENTRAL LOCATION
- UPVC DOUBLE GLAZED
- IDEALLY SUITED FOR OVER 45'S`

## Property Description

Willows Estates are pleased to offer for let this spacious and modern first-floor flat. Situated in a popular residential location of Cleveleys, close to the town centre and amenities. The property briefly comprises of a lounge, modern fitted kitchen, bedroom, and modern shower room.

## Main Particulars

### **COMMUNAL ENTRANCE:**

### **PRIVATE ENTRANCE DOOR:**

Wooden entrance door leading to the hallway, carpeted flooring, ceiling light, doors leading to the kitchen, bathroom, and bedroom:

### **KITCHEN:**

A modern kitchen with a range of white high gloss wall and base units, complementary work surface, inset stainless steel sink and drainer with mixer tap, ceiling light, integrated electric oven and hob with extractor over, integrated fridge/freezer, and grey tiled flooring.

### **LOUNGE:**

A bright room with a large UPVC double glazed bay window to the front aspect, gas central heating radiator, modern gas wall fire, carpeted floor, television point, and ceiling light.

### **BATHROOM:**

A stylish bathroom comprising of a walk-in shower with glass door, shower, ceiling light, opaque UPVC double glazed window, wash hand basin with built-in vanity surround low-level WC with enclosed cistern, attractive monochrome tiled walls, and vinyl floor.

### **BEDROOM:**

UPVC double glazed bay window to the rear aspect, gas central heating radiator, carpeted floor, and ceiling light.

### **GARDEN:**

Rear door leading to the garden, patio area, lawn, and perimeter fences. Car parking to the front of the property

### **GENERAL:**

**Landlords! More properties wanted!!!**

**Willows estates require similar properties to meet current demand. If you have a property to let, please call us on 01253 628000/ 01253 821575. We look forward to hearing from you.**

One Month's Rent in advance (£480.00)

Deposit (£480.00) to be held in a secure deposit scheme.

**OFFER PROCEDURE**

You will be required to give financial information in order to verify your position before we can recommend you to the landlord.

**VIEWING**

By prior appointment with the Landlord agent. Willows Estates. Telephone 01253 628000





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