



£455 PCM

York Avenue Thornton Cleveleys

Flat | 1 Bedroom | 1 Bathroom

01253 628000



www.willowsestates.co.uk



Step Inside

Key Features

- GAS CENTRAL HEATING
- ONE BEDROOM
- SPACIOUS FIRST FLOOR FLAT
- MODERN FITTED KITCHEN
- MODERN BATHROOM
- SUITE
- CENTRAL LOCATION
- UPVC DOUBLE GLAZED

Property Description

Willows Estates are pleased to offer for let this well-presented one-bedroom first floor flat. Situated in a popular residential location of Cleveleys main shopping centre and amenities. The property briefly comprises of a communal entrance, with a private entrance door leading to stairs & hallway, large lounge, modern fitted kitchen, spacious bedroom, and modern bathroom, ideally suited for over 50's

Main Particulars

COMMUNAL ENTRANCE

With cupboard housing, electric and gas meters, private entrance door

PRIVATE ENTRANCE DOOR

Wooden glass panel door with stairs leading to landing, wall heater, carpet, decorative light, and coved ceiling

HALLWAY

Carpeted floor with chandelier decorative ceiling light double glazed window to the side aspect, white glossed doors with stained glass panels leading to the:

LOUNGE: 3.61m x 3.4m 11'8" x 11'1" APPROX

Large lounge with UPVC double glazed bay window to the front aspect. Feature fireplace with complementary hearth, inset stainless steel electric fire, chandelier ceiling light, carpet, Large radiator, and coved ceiling.

BEDROOM 3.5m x 4m 11'5" x 13" APPROX.

UPVC double glazed window to the rear aspect, Large radiator, built-in double storage housing the boiler, decorative chandelier ceiling light, and coved ceiling.

KITCHEN**2.37m x 2.11m****7'7" x 6'9" APPROX**

UPVC double glazed window to the front elevation, a range of white high gloss wall and base units, single stainless-steel sink and drainer, integrated electric oven and hob with stainless steel extractor hood above, plumbing for washing machine, tiled splashbacks, and laminate floor.

BATHROOM**2.37m x 2m****7'7" x 6'5" APPROX**

A stylish bathroom suite, comprising panel enclosed bath with electric shower over, glass shower screen, wash hand basin, WC, opaque UPVC double glazed window to the rear aspect, chrome spotlighting tiled walls, and laminated floor.

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 (£455.00)

Deposit (£455.00) to be put into 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



YORK AVENUE CLEVELEYS FY5 2UG



MEASUREMENTS ARE APPROXIMATE, NOT TO SCALE FOR ILLUSTRATIVE PURPOSES ONLY

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2021 8751655 Registered Office: , 53, Central Drive, Blackpool, Lancashire, FY1 5DS

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