



## Ash Street, Blackpool, Lancashire, FY4

£750 PCM

Unfurnished

TO LET

1 1 2

- End of terrace house
- 2 Bedrooms
- Double glazed & Gas central heating
- Located Off of Highfield Road
- Blackpool Pleasure Beach: 0.4 mile
- Deposit: £865.38
- EPC rating: D (56)
- Council tax band: A
- Rear garden
- Internal: 850 sq ft

A two-bedroom, end of terrace house on Ash Street.

Well-presented throughout, the property is close to local shops and amenities. It offers reception room and kitchen on the ground floor, together with two bedrooms and a bathroom upstairs. There is also a private garden, which affords access onto the rear service road.

Shall we take a look...?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Foyer

Open to:

### Living Room

15'10 x 13'5 (4.83m x 4.09m)

### Hall

Staircase leading to first floor. Open to:

### Kitchen

15'10 x 9'9 (4.83m x 2.97m)

Door to courtyard.

### First Floor Landing

15'10 x 5'11 (4.83m x 1.80m)

Door to all first floor rooms.

### Bedroom One

15'10 x 10'6 (4.83m x 3.20m)

### Bedroom Two

10'1 x 9'9 (3.07m x 2.97m)

### First Floor Bathroom

13'1 x 5'4 (3.99m x 1.63m)

### Rear garden

### Additional Information:

Length of tenancy - 12 months with 6 month break clause.

Local Authority: Borough Of Blackpool

Council Tax Band: A

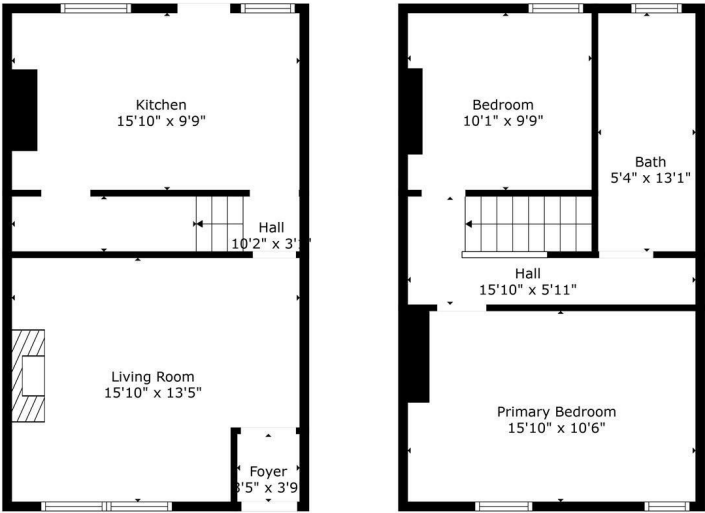
### Notice:

All photographs and floorplan are provided for guidance only.

### Disclaimer:

We endeavour to make our sales particulars as accurate and reliable as possible, however, they do not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN



Floor 1

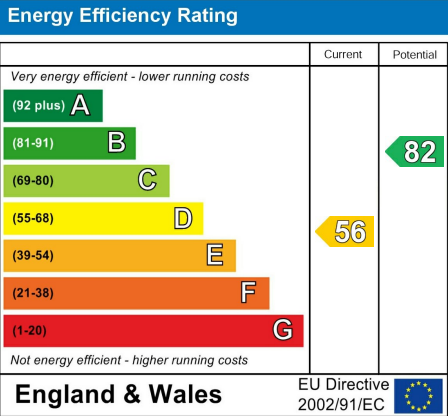
Floor 2



TOTAL: 850 sq. ft.  
FLOOR 1: 425 sq. ft. FLOOR 2: 425 sq. ft.  
WALLS: 60 sq. ft.  
Floor Plan Created By Cubitasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



## EPC RATING



## LOCATION

