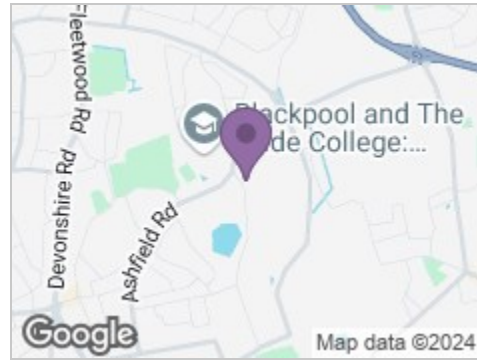


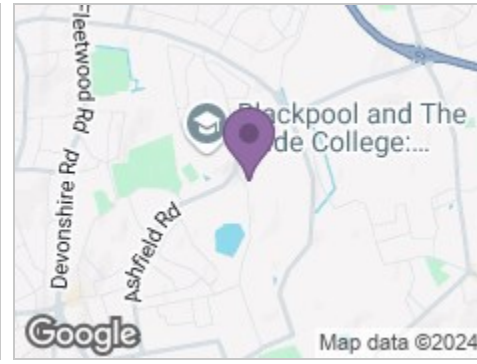
Road Map



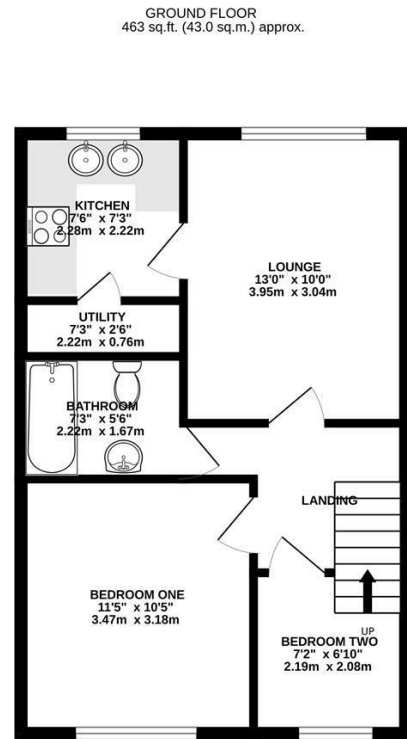
Hybrid Map



Terrain Map



Floor Plan



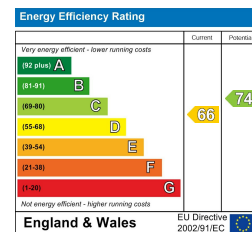
TOTAL FLOOR AREA: 463 sq.ft. (43.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their availability or efficiency at the time of writing.
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Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



65 KinCraig Place

Bispham, Blackpool, FY2 0NA

Offers In The Region Of £65,000



65 Kincaig Place

Bispham, Blackpool, FY2 0NA

Offers In The Region Of £65,000



Ground Floor Entrance Hallway

UPVC door to side providing access. Carpeted staircase leading to first floor landing.

Landing

Access to all first floor rooms. Loft access. Carpet, radiator and ceiling lights.

Lounge

12'11" x 9'11"

UPVC double glazed window to rear. Carpet, radiator and ceiling lights. Access to radiator.

Kitchen

7'5" x 7'3"

UPVC double glazed window to rear. Wall and base units with worktop above. Electric oven with ceramic hob above and extractor fan over, Tile effect vinyl floor tiles. Access to Utility Cupboard which provides plumbing for washing machine and space for tumble dryer. Ceiling light and radiator.

Bedroom One

11'4" x 10'5"

UPVC double glazed window to rear. Carpet, radiator and ceiling lights.

Bedroom Two

7'2" x 6'9"

UPVC double glazed window to rear. Carpet, radiator and ceiling lights. Fitted cupboard over stair case. Combi boiler. Carpet, ceiling light and radiator.

Bathroom

7'3" x 5'5"

Three piece bathroom suite comprising; panel bath with shower above, pedestal wash hand basin and low flush WC. Tiled walls. Vinyl floor, ceiling light and radiator.

Exterior

Communal grass verge to front. On road parking

Additional Information

Tenure - Leasehold

Leasehold Details:

125 Year Lease from year built

Approximately 90 Years Remaining

£10 per annum, ground rent

£250 per annum, service charge

EPC - C

Council Tax Band - A - Blackpool Borough Council

