



2 Bedrooms

Flat

Per month

£800 Per  
"

Located in

Blackpool



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# First Floor Flat, 248 Waterloo

Blackpool | | FY4 3AE



Move in December Waterloo Road in Blackpool, this charming first-floor flat offers a delightful living experience. Spanning an area of 603 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a comfortable home.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the flat, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

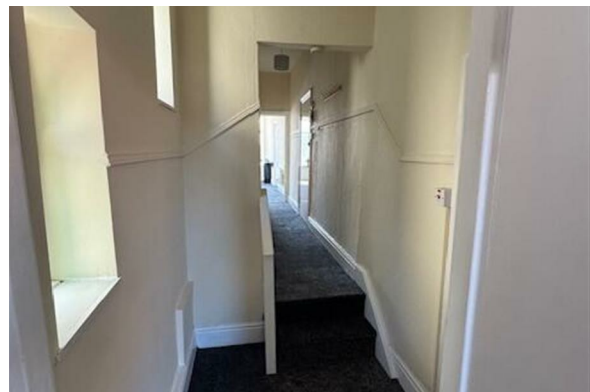
The flat includes a modern bathroom, equipped with essential amenities to cater to your daily needs. The kitchen, while not specified, is typically designed to be functional and efficient, allowing for easy meal preparation.

Located in the lively area of Blackpool, residents will enjoy easy access to local shops, restaurants, and the famous attractions that this seaside town has to offer. The property is well-connected to public transport, making it convenient for commuting or exploring the surrounding areas.

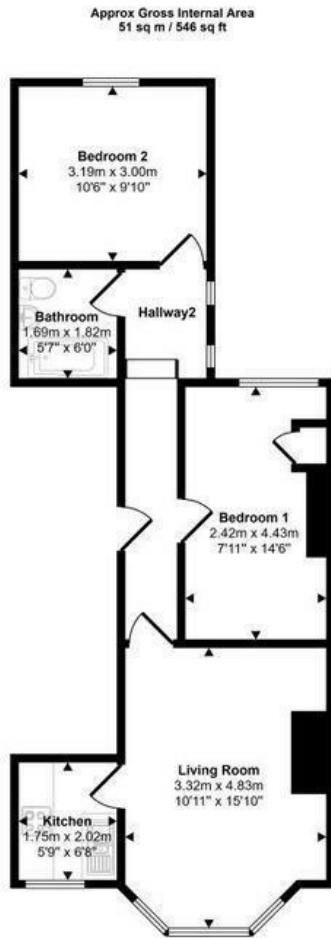
This two-bedroom flat on Waterloo Road presents an excellent opportunity for those looking to embrace the vibrant lifestyle of Blackpool while enjoying the comforts of a well-appointed home. Whether you are considering a purchase or rental, this property is certainly worth a closer look.

# First Floor Flat, 248 Waterloo

£800 Per month



- Move in December First floor flat, 2 bedrooms
- Spacious reception room
- 603 sq ft of living space
- Easy access to transport links
- Viewing highly recommended
- Located on Waterloo Road
- Modern bathroom included
- Close to Blackpool amenities
- Ideal for small families
- Comfortable and cosy home



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

## Council Tax Band C

## Local Authority Blackpool Borough

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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