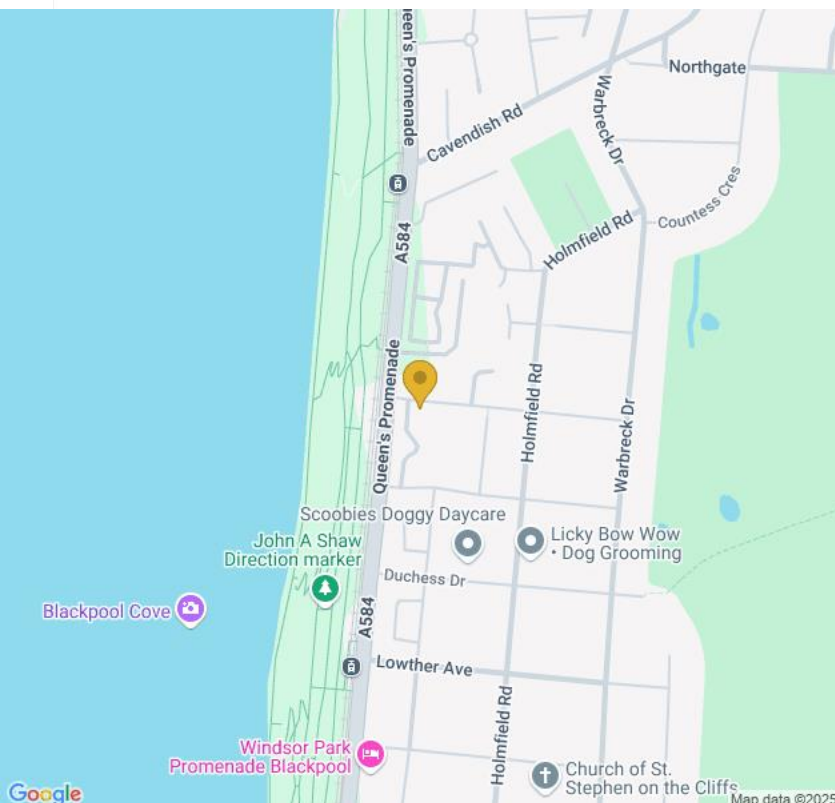
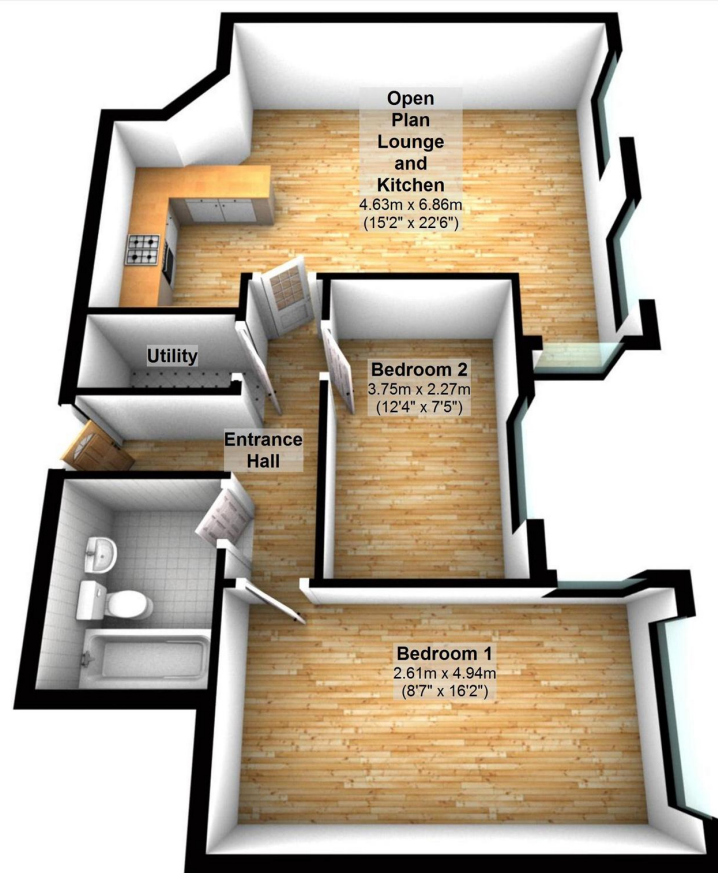


O.O
£100,000

39 Admiral Point, 162
Queens Promenade,
Bispham FY2



**Cleveleys
Landmark House
5a Cleveleys Avenue FY5 2UH**

Tel: 01253 858200

Email: cleveleys@farrellheyworth.co.uk
<https://www.farrellheyworth.co.uk/cleveleys>

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **SITUATED IN THE OLD MINERS HOME A GRADE II LISTED BUILDING**
- **SECOND FLOOR LOCATION, SPACIOUS OPEN PLAN LOUNGE/KITCHEN,**
- **TWO DOUBLE BEDROOMS, A UTILITY AREA AND A FAMILY BATHROOM**
- **ALLOCATED PARKING, LIFT ACCESS, NEWLY DECORATED THROUGHOUT**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

EPC C

www.farrellheyworth.co.uk



A beautiful two double bedroom self-contained apartment in the grade II Old Miners Home.

Situated on the second floor with lift access and within easy access of local transport links and amenities.

The accommodation comprises entrance hall, utility/store room, family bathroom with shower over the bath. Modern style open plan kitchen with integrated appliances. Generous size lounge and two double bedrooms.

The property benefits from electric wall mounted heaters and feature sash windows with secondary glazing.

Tenure: Leasehold
Leasehold information: Terms: TBC
Current Ground Rent: TBC
Current Service/Maintenance Charges: TBC

Council Tax: Band C

“What The Agent Says”

This would make an ideal first time buy, family home or investment that is ready for immediate letting. Previously this has been let for £550 per calendar month giving a yield of 5.5%.



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Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

MAB 6451