



**426 Norton Park**  
Norton  
£45,000

*Freeborns*  
ESTATE AGENTS

A well presented 1 bedroom end terraced holiday chalet set within the popular development of Norton Park, located approximately 1 1/2 miles from the popular beach of Blackpool Sands. This property benefits from a modern kitchen and interior and use of the park's communal grounds and parking.





# 426 Norton Park Norton, TQ6 0NH

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

### KITCHEN/ LOUNGE 13'2" X 8'10" (4.03M X 2.7M)

Open plan to include a modern gloss kitchen with integrated electric oven, hob, stainless steel sink and drainer with mixer tap, integrated undercounter fridge and tiled splash back, wood effect laminate flooring, obscured uPVC door and uPVC picture windows to front.

### HALLWAY

Storage cupboard with plumbing for washing machine and housing the fuse box and air recirculation system.

### BEDROOM 9'0" X 7'10" (2.76M X 2.41M)

Mirror fronted wardrobe with over bed shelf, laminate flooring, wall mounted electric radiator, uPVC window to rear.

### SHOWER ROOM 6'0" X 5'1" (1.83M X 1.57M)

3 piece suite comprising of low level WC, corner shower and basin set into vanity unit, chrome ladder style heated towel, Dimplex wall mounted fan heater, vinyl flooring, obscured uPVC window to rear.

### COUNCIL TAX BAND A

Amount payable approx £1507 per annum.

### TENURE

Leasehold 99 years from 1967

### EPC D

### CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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