

# TO LET

## 12a Wood Street St Annes

Large 4 bedroom Maisonette / Recently Refurbished



### LOCATION

Upper floor maisonette situated conveniently to St Annes centre and enjoying views over Wood Street.

### DESCRIPTION

This attractive and substantial four bedroom maisonette forms the upper floor accommodation of a traditional 1900 mid terrace.

The accommodation has been extensively refurbished to a good modern standard including new kitchen and bathroom/en-suites.

### COUNCIL TAX BAND

Council tax Band B

### SERVICES

All main services are connected, gas central heating via modern combination boiler.

For further information and to arrange to view please contact **nobletts.com** 10 Cedar Square Blackpool Lancashire FY1 1BP.

Telephone: 01253 295599

We are open weekdays 8:30am until 5:00pm.



### ACCOMMODATION

**Ground Floor:** Side Entrance Hall.

**First Floor:** Landing, Lounge, through Breakfast Kitchen, Bedroom, Utility Room, WC with Wash Hand Basin.

**Second Floor:** Landing, Bedroom 2, En-suite Bathroom with Shower, WC and Wash Hand Basin, Bedroom 3, Bedroom 4, Bathroom with WC and Wash Hand Basin

### TENURE

Leasehold

### TO LET

£150 per week.

### VIEWING

Strictly by appointment with the sole letting agents: **Nobletts.com**

To Let  
**£160/week**  
**www.nobletts.com**  
the investment property market place

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