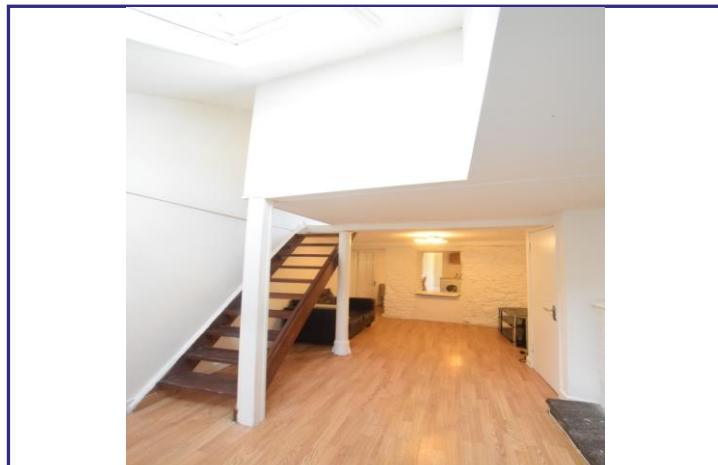


43 Spring Lane, Blackpool, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers presents this extended one bedroom mid-terrace property positioned within 5 minutes of the Blackpool Shopping and Commercial centres, 15 minutes walk to Cork city centre and located on the main bus route to Apple Ireland. The property offers a secure investment opportunity with rental properties in high demand in the area or a savvy first time buy.



AMV: €95,000

PSRA Licence No. 002584

Accommodation

- Living Room 5.3m x 3.27m

A PVC door with centre panelling allows access to the main living room. This bright, spacious room offers a window and a velux window to the front of the property which both flood the room with natural light. The room has superb laminate timber flooring, feature exposed stone walls, an open fireplace and a hot press area which is shelved for storage. The room has one centre light piece, six power points, two television points, one telephone point and a door at the rear allows access to an extended kitchen/dining area.



- Extended Kitchen/Dining

3.5m x 3.4m

The kitchen features modern walnut fitted units at eye and floor level on both sides of the room with an extensive worktop counter. There is one window to the rear of the property, laminate timber flooring, extensive dining space, eight power points, an electric radiator, one smoke alarm. The kitchen accommodates space for an oven, fridge freezer, a drier and has plumbing for a washing machine. A door from the room allows access to the rear lobby.



- Rear Lobby

The rear lobby has tile flooring, timber panelled ceiling and a PVC door with glass centre panelling allows access to the rear yard. A shower room is accessed off the rear lobby.

- Shower Room

2.3m x 1.8m

The shower area features a two piece suite with a Mira Elite electric shower. Tiling surrounding the shower area and the room is tastefully finished with a timber panel ceiling and a tile splash back surrounding the sink. One window overlooks the side of the property and there is one centre light piece and one wall mounted heater.

- Bedroom

3.8m x 3m

This spacious double bedroom has carpet flooring and a large window overlooking the rear yard. There is one centre light piece, one smoke alarm, one electric radiator and four power points.





Features

- Superb investment opportunity with a potential annual rental income of Approx. €12,000
- Ideal first time buy
- Excellent location close to Blackpool shopping & Commercial centres
- Located on a main bus route to Cork City Centre
- Modern fitted kitchen
- Double glazed windows
- Electric heating
- BER F
- Approx. 50 Sq. M / 540 Sq. Ft
- Laminate timber flooring
- Enclosed rear yard

Directions

Please see the Eircode T23X9D8 for directions.



Garry O'Donnell
60 South Mall, Cork
087 752 2244
garry@eracork.ie

The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith.



€95,000

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