



Lytham
Estate Agents

Lytham Estate Agents
2a Clifton Square,
FY8 5JP

Telephone: 01253 796996

Email:
info@lythamestateagents.co.uk

Website:
www.lythamestateagents.co.uk/



Flat 3, 78-80 Clifton Street, Lytham St Annes FY8 5EN

**Guide Price
£119,950**

Central Lytham First Floor One Bedroom Apartment. Spacious Rooms, Steps Away From The Town Centre. Great Investment Opportunity Or Holiday Home! Chain Free!



Entrance Hall

Carpeted. Shelving and storage cupboard. Electrical consumer unit in cupboard.

Hallway

Carpeted. Panel radiator. Pendent light. Thermostat. Under stair storage cupboard.

Kitchen

Range of wall base units with wood doors and contrasting laminate worksurface with tile splash back. Stainless steel one and half drainer sink with mixer tap. Montpellier oven, integrated beko induction hob. Panel radiator. Vinyl flooring. Two rear facing windows. Storage cupboard housing washer/dryer. Main eco compact boiler.

Living Room

Vinyl flooring. Coving and pendent light. Modern wall mounted electric fireplace. Panel radiator. Two front facing windows with views down Lytham's high street.

Bedroom

Spacious double bedroom with Carpeted floor, panel radiator and two front facing windows with views down Lytham's high street.

Bathroom

Three piece bathroom with tiled walls and vinyl floor comprises: panel bath with mixer tap and shower attachment, Wc with push button flush and pedestal wash basin with mixer tap. Panel radiator. Wall mounted storage cupboard. Mirror. Obscured window above door looking into the bedroom.

Additional Information

Tenure - Leasehold

Council Tax Band - A

Energy Rating - C

Boiler - Main Eco Compact Boiler - Less Than One Year Old - Five Year Warranty

Short term lease can be available with a Deed of Variation applied to the landlord.

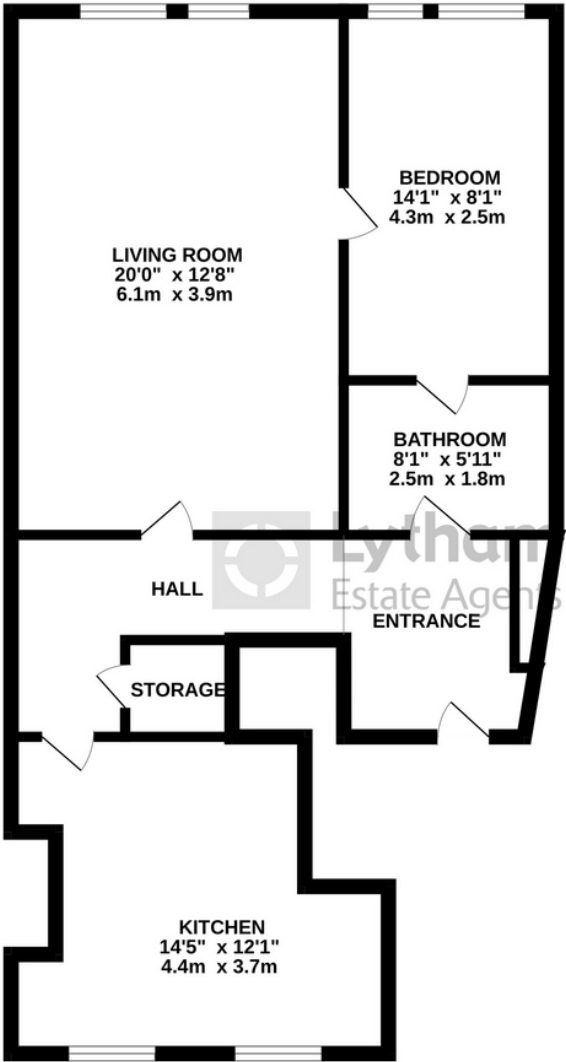
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Floor Plans

GROUND FLOOR
706 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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