



Flat 5, Bridge House, Saltcotes Road,  
Lytham St. Annes, FY8 4HN

**£119,950**

**\*\*\* SPACIOUS GROUND FLOOR APARTMENT, nr LYTHAM ST ANNES \*\*\***

**This is a sizeable GROUND FLOOR apartment, and as such, an excellent alternative for anyone also considering a BUNGALOW.**

**The property does require general modernisation, but can offer Two DOUBLE bedrooms, a FITTED kitchen, AMPLE parking and a location conveniently just 0.5 to the SEA FRONT at LYTHAM St. ANNES and just 1 mile to the TRAIN STATION.**

**No onward chain.**

- TWO double bedrooms
- Lounge
- Bathroom
- FITTED kitchen
- UPVC double glazed
- Gas central heating
- PARKING to rear
- Nr: Lytham centre.
- No chain

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**Ground Floor:**

**Communal Entrance Hall:** Security intercom.

**Private Entrance:**

**Hall:** Double radiator.

**Lounge:** 15'2" x 9'6" (4.62 m x 2.90 m) Coved ceiling, Double radiator, UPVC double glazed window.

**Kitchen:** 11'6" x 6'6" (3.51 m x 1.98 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Colour coordinated sink, Built in oven and hob with extractor hood, Part tiled walls, Gas central heating boiler, Plumbed for washing machine, UPVC double glazed oriel bay window.

**Bedroom 1:** 13'2" x 8'4" (4.01 m x 2.54 m) Coved ceiling, UPVC double glazed window, Radiator.

**Bedroom 2:** 9'10" x 8'6" (3.00 m x 2.59 m) Coved ceiling, UPVC double glazed oriel bay window, Radiator.

**Bathroom:** Comprising; Panelled bath with overhead shower and screen, Low flush WC, Pedestal wash basin, UPVC double glazed window, Radiator.

**Outside:** Communal gardens.

**Heating:** Gas central heating (NOT TESTED).

**Parking:** Ample residents parking to the rear

**Tenure:** We have been informed that the property is leasehold. 999 years from Jan 1993 / Service charges currently £70 pcm, includes building insurance, Pets allowed / Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - B £1759.77 (2024/25)



**Directions:** From Lytham Green, take East Beach heading out of town which continues into Preston Road, at the roundabout take the first exit onto Saltcotes Road and the property can be found on the right hand side.

**General Disclaimer:** Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

### Ground Floor



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### Bridge House

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