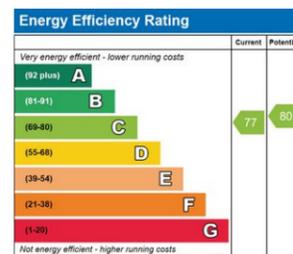


First Floor

Approx. 46.8 sq. metres (504.0 sq. feet)



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6 Marton Fold, Blackpool FY4 5FJ

- First Floor Purpose Built Apartment
- Popular Location With Many Amenities Close By
- Reception & Fitted Kitchen
- Double Bedroom & Bathroom
- Allocated Parking Space
- Viewing Highly Recommended

£105,000
Leasehold

Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -
(1) The particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract.
(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



This well-presented first-floor purpose-built apartment is situated in a highly sought-after location, offering convenient access to many amenities and excellent transport links to Blackpool and Lytham St Annes. The accommodation features a lovely reception room with open views, a fitted kitchen, a double bedroom, and a bathroom.

Additionally, the property benefits from an allocated parking space. Early viewing is highly recommended to fully appreciate the attractive features and prime location of this apartment.

Tenure: Leasehold
Ground Rent: £tbc

Council Tax: Band A
Service Charge: £tbc



Communal Entrance

Secure front door with entry phone system, stairs leading to:

First Floor

Entrance Hall

Secure front door, economy 7 storage heater, loft hatch giving access to the loft, large storage cupboard, door to:

Lounge 4.79m (15'8") max x 3.58m (11'9")

UPVC double glazed bay window with open views, ceiling cornice, storage heater, TV point, telephone point, two wall lights, door to:

Kitchen 3.24m (10'8") x 2.04m (6'8")

Modern kitchen with a matching range of base and eyelevel kitchen cabinets with complimentary countertop over, sink with drainer and mixer tap, integrated electric oven, four ring electric hob with extractor hood over, plumbing for washing machine, space for undercounter fridge, part tiled walls, tiled flooring, UPVC double glazed window to the side.

Bedroom 1 3.62m (11'11") x 2.95m (9'8")

UPVC double glazed window overlooking the front, storage radiator, fitted bedroom suite comprising wardrobes, chest of drawers and cabinets.

Bathroom

Three-piece suite comprising panel bath with mixer tap, electric shower over with adjustable showerhead, glass shower screen wash hand basin and vanity units with mixer tap and storage underneath, low-level WC with hidden cistern, further storage cabinet, heated towel, extractor fan, full height tiling to wall walls.

External

Set in well-kept communal gardens, allocated car parking space.