

# First Floor

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	80

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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

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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.