



**BLACKPOOL ROAD, LYTHAM ST. ANNES
FY8 4EH**

£625 PER MONTH

- SECOND FLOOR PART FURNISHED CONVERTED FLAT IN SUPERB LOCATION WITH GOOD TRANSPORT LINKS - CLOSE TO ANSDALL TOWN CENTRE AND A SHORT WALK TO LYTHAM GREEN
- SPACIOUS LOUNGE - GREAT SIZED DOUBLE BEDROOM WITH EN_SUITE BATHROOM - WATER BILLS AND BROADBAND ARE INCLUDED IN THE RENTAL PRICE - COMMUNAL FRONT GARDEN
- ENERGY RATING TBC



We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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Communal Entrance

Electricity meter cupboard, door leads to:

Porch

Door leads to:

Stairs to all Floors

Stairs lead to the second floor, access to flat 3 is through a further door which leads to:

Hallway

Consumer unit, entrance door to flat 4, leads to:

Lounge

15'09 x 15'06

Large UPVC double glazed window to the front, marble effect hearth, electric stove effect fire, newly fitted carpet, doors lead to the following rooms:

Bedroom

17'01 x 15'03

UPVC double glazed window to the side, opaque window light to bathroom, wall mounted electric heater, double bed with matching bedside cabinets, door leads to:

En-Suite

7'05 x 6.02

UPVC opaque double glazed window to the side, three piece white suite comprising of: WC, pedestal wash hand basin, bath with overhead Triton electric shower, tiled to splashbacks, vinyl flooring.

Kitchen

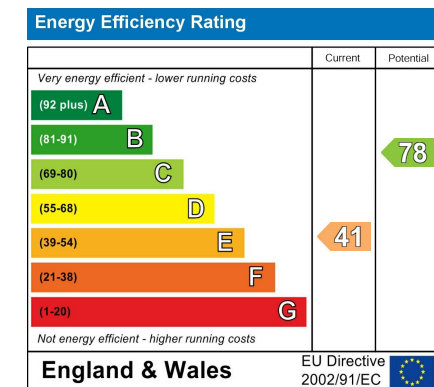
10'07 x 7'04

UPVC double glazed window to the side, wall and base units with laminate work surfaces, stainless steel sink with drainer, tiled to splashbacks, freestanding electric Beko cooker, freestanding Cookology fridge/freezer, Beko washing machine, vinyl flooring.

Other Details



Water and Broadband is included in the rental price
Council tax band A (£1,457.70)
Communal front garden
Energy Rating E



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