



36-38 ST. ANNES ROAD EAST, LYTHAM ST. ANNES FY8 1UR

£675 PER MONTH

- WELL PRESENTED FIRST FLOOR APARTMENT IN SOUGHT AFTER LOCATION CONVENIENTLY LOCATED FOR ST ANNES TOWN CENTRE & SEA FRONT, OFFERED WITH NO CHAIN
- TWO DOUBLE BEDROOMS SPACIOUS LOUNGE KITCHEN BATHROOM
- LOCAL SHOPS AND TRANSPORT LINKS
- ALLOCATED PARKING SPACE EPC RATING: D ***** AVAILABLE NOW ****







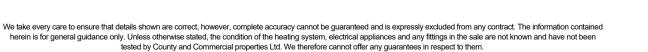














7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY T 01253 711511 F 01253 711515 E info@countyestateagentsltd.com











Communal Area

Accessed via the communal entrance, two radiators, stairs lead to all floors, this property is located on the first floor.

Entrance Hallway

UPVC double glazed window to the side, split level landing with space for a tumble drier, security entry phone system, two radiators, telephone point, fuse box, doors lead to all rooms.

Lounge

18'4" (max) x 14'6" (max)

A great sized living room with a feature turret style bay window with wooden frames to the front with further double glazed opaque window with wooden frame to the front, radiator, wall mounted electric fire, television and telephone points,.

Kitchen

14'6" x 6'10"

Double glazed windows to the front, range of base & wall units with complimentary work top surfaces incorporating a stainless steel sink & drainer with chrome mixer tap, integrated appliances include a fridge, electric oven, four ring gas hob and an extractor hood above, 'Beko' washing machine, space for a freezer, tiled to splash backs, vinyl tile effect flooring,

Bedroom One

13'11" x 12'6"

Double glazed windows to the side and rear one of which has a wooden frame, radiator, television point.

Bedroom Two

10'1" x 10'0"

UPVC double glazed windows to the rear, radiator, television point.



Shower Room

6'10" x 6'4"

Double glazed opaque window with wooden frame to the side, white three piece suite including bath with mains powered overheard shower and chrome grab rail, WC and pedestal wash hand basin, wall mounted chrome towel heater, part tiled walls, vinyl tile effect flooring, wall mounted mirror fronted cabinet..

Outside

Allocated parking space to the front.

Other Details

Council Tax Band: C (£2,018.00 per annum)





