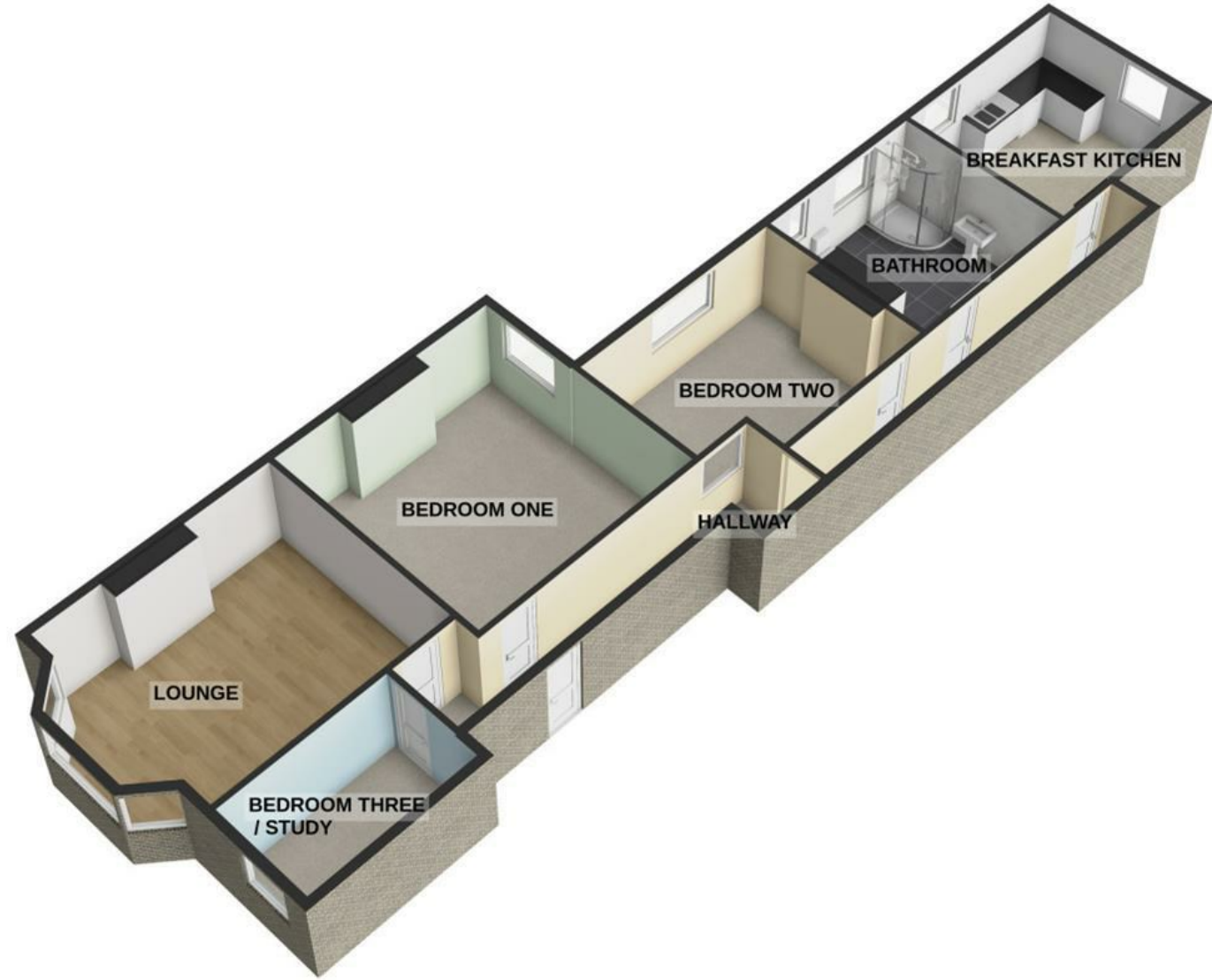


116.4 sq.m. (1253 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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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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**WEST BANK AVENUE, LYTHAM ST. ANNES
FY8 5RB**

ASKING PRICE £249,950

- LARGE TRULY STUNNING FIRST FLOOR APARTMENT IN A DELIGHTFUL RESIDENTIAL LOCATION IN THE HEART OF LYTHAM
- CLOSE TO LYTHAM GREEN/SEA FRONT, LOCAL SCHOOLS AND AMENITIES
- THREE BEDROOMS - LARGE LOUNGE - STUNNING KITCHEN AND BATHROOM
- ENERGY RATING D



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Communal Entrance

Solid timber traditional communal entrance door leads into;

Communal Porch

Letterboxes, stairs lead to the first floor.

First Floor Entrance to Apartment Two

Traditional timber panelled main entrance door with opaque glass inserts leads into;

Hallway

Built in storage cupboard, two radiators, telephone point, doors lead into;

Bedroom Three/Study

11'1 x 6'6

UPVC double glazed window to front, built in storage cupboards, radiator.

Lounge

18'10 into the bay x 14'0 into the alcoves
Large main reception room with large UPVC double glazed walk in bay window to front allowing an abundance of natural light, original features include; skirting boards, picture rail coving and feature fireplace with stone hearth, TV point, telephone point, two radiators.

Bedroom One

15'8 x 14'7 into alcoves

Large principle bedroom with UPVC double glazed window to rear, original features include; skirting boards and coving, double radiator, telephone point.

Bedroom Two

15'5 into alcoves x 12'7 to the widest point
UPVC double glazed window to side, double radiator, original cast iron feature fireplace with tiled backdrop and hearth, feature opaque window onto hallway, TV point, telephone point.



Bathroom

10'0 x 6'5

Two sets of UPVC double glazed opaque windows to side, four piece contemporary white suite comprising of; large shower cubicle with overhead electric shower, large bath with shower attachment, pedestal wash hand basin, WC, vinyl flooring, two sets of built in storage cupboards (one houses the boiler), double radiator, recessed LED spotlights, extractor fan.

Breakfast Kitchen

13'5 x 12'2

Large bright breakfast kitchen with UPVC double glazed windows to side and rear, comprehensive range of contemporary fitted wall and base units with wood effect laminate work surfaces and under unit lighting, tiled to splash backs, one and a half bowl stainless steel sink and drainer, integrated appliances include; electric oven, four ring halogen hob with overhead illuminated extractor, fridge freezer, dishwasher, washing machine, wood effect vinyl flooring, double radiator, two sets of double plug sockets both with USB charger points, coving.

Other Details

Tenure: Leasehold

Maintenance Costs: Split three ways between the owners

Ground Rent: TBC

Council Tax Band C (£2,044.08 per annum)

Energy Rating: D

Communal front garden with small lawn and shrubs and plants to the borders

Plenty of on street parking available



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	