



ST. PATRICKS ROAD NORTH, LYTHAM ST. ANNES

OFFERS IN THE REGION OF £299,950

- ****CASH BUYERS ONLY****WELL PRESENTED BLOCK OF 4 ONE BEDROOM APARTMENTS IN VERY SOUGHT AFTER RESIDENTIAL LOCATION - PLENTIFUL CHARACTER AND ORIGINAL FEATURES
 - TERRACED PROPERTY SET OVER THREE FLOORS FULLY TENANTED AND GENERATING A GREAT ANNUAL INCOME MAKING THIS A GREAT INVESTMENT OPPORTUNITY

- CLOSE TO ST ANNES SQUARE, ST ANNES SEA FRONT, TRANSPORT LINKS AND LOCAL SHOPS
 - FRONT AND REAR GARDENS - EPC RATINGS: FLAT 1 - C, FLAT 2 - C, FLAT 3 - C, FLAT 4 - C

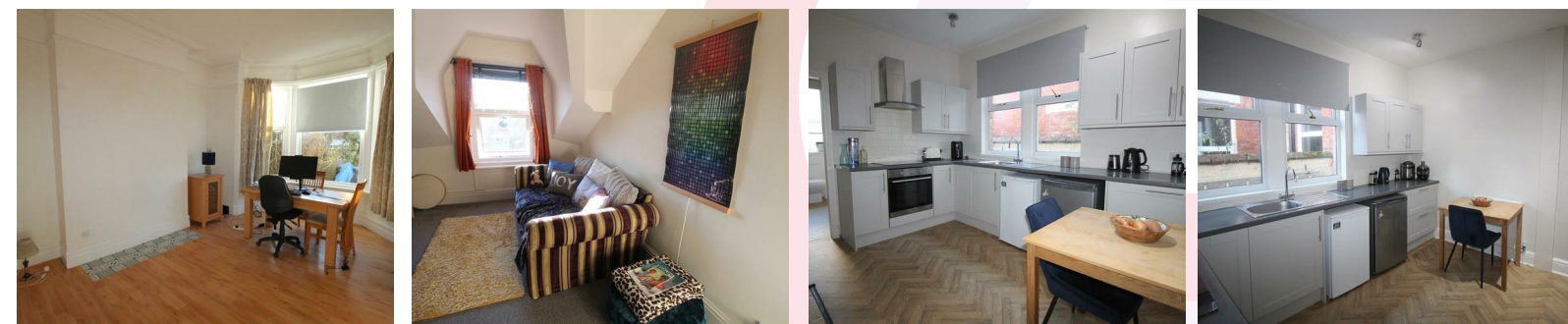
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We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition 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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Entrance
Entrance gained via composite door leading into;

Entrance Vestibule
Decorative tiled flooring, dado rail, skirting boards, coving, door leading into;

Communal Hallway
Fire alarm panel, door leading into flat 1, stairs leading to the first floor landing.

Entrance to Flat 1
Entrance gained via solid timber door leading into;

Lounge
16'11 into the bay window x 12'11 at widest point
Large UPVC double glazed walk in bay window to the front, radiator, television and telephone points, laminate flooring, picture rail, skirting boards, coving, set of doors leading into;

Bedroom
13'9 at widest point x 13'6
Double bedroom with large UPVC double glazed window to the rear, radiator, laminate flooring, picture rail, skirting boards, coving, door leading into;

Inner hallway
Door leading to under stair cupboard which houses the fuse box and electric coin meter which also provides plentiful storage space, laminate flooring, doorway leading into;

Dining Kitchen
11'11 x 11'1 at widest point
Two sets of large UPVC double glazed windows to the side, good range of wall and base units, laminate work surfaces, stainless steel bowl sink and drainer with mixer tap, integrated appliances include: induction hob with overhead extractor hood, 'Indesit' electric oven and under counter fridge freezer, plumbed for a washing and dishwasher, original cast iron fireplace and oven with tiled backdrop and hearth, original fitted drawers and shelving, space for table and chairs, radiator, wood effect vinyl flooring, skirting boards, doorway leading into;

Rear Hallway
Radiator, space for storage, vinyl flooring, door leading into the rear garden, doors leading into the following rooms;

Shower Room
7'5 x 5'1
UPVC double glazed opaque window to the rear, three piece suite comprising of; overhead mains powered shower in curved cubicle, pedestal wash hand basin and WC, tiled to splash backs, part panelled walls, radiator, extractor fan, wood effect vinyl flooring, skirting boards.

Utility Room
4'11 x 3'3
UPVC double glazed opaque window to the rear, 'Worcester' combi boiler, vinyl flooring, skirting boards.

First Floor Landing
Split level landing with doors leading into flats 2 and 3, skirting boards, coving, stairs leading up to the second floor landing.



Entrance to Flat 2
Located at the rear, the apartment is entered via solid timber door leading into;

Kitchen
10'11 x 7'10 at widest point
UPVC double glazed window to the side, UPVC double glazed opaque window to the side, good range of wall and base units, laminate work surfaces, one and a half bowl stainless steel sink and drainer, integrated appliances include: 'Beko' electric oven, electric hob, tiled to splash backs, under counter fridge freezer, wall mounted 'CED' electric heater, laminate flooring, extractor fan, small cupboard housing the fuse box and electric coin meter.

Lounge
11'3 at widest point x 9'3
Large UPVC double glazed window to the rear, original cast iron fireplace with decorative back drop and hearth, wall mounted 'CED' electric heater, telephone point, skirting boards, steps lead down into the;

Bedroom
11'2 x 9'10
Large UPVC double glazed window to the rear, wall mounted 'Bucasa' electric heater, telephont point, skirting boards, wooden bi-folding doors leading into;

En-suite Bathroom
6'4 x 5'3
Three piece suite comprising of; bath with overhead mains powered shower, WC and pedestal wash basin, wall mounted cabinet, wood effect vinyl flooring, part tiled walls, extractor fan, wall mounted mirror fronted cabinet.

Entrance to Flat 3
Located at the front, the apartment is entered via a solid timber door leading into;

Open Plan Lounge / Kitchen
18'1 x 9'10 at widest point
Large UPVC double glazed window to the front, wall mounted electric heater, television and telephone points, skirting boards, coving.

Good range of wall and base units, wood effect work surfaces, integrated appliances include: 'Lamona' electric oven and hob with overhead illuminated extractor hood, tiled to splash backs, stainless steel bowl sink and drainer, plumbed for a washing machine, wood effect vinyl flooring, electric coin meter.

There is a door off the lounge which leads into;

Bedroom
10' x 6'11
Large UPVC double glazed window to the front, wall mounted 'Kingavon' electric heater, wooden bi-folding doors leading into;

En-Suite Shower Room
7'4 x 3'1
Three piece suite comprising of; overhead mains powered shower in



curved cubicle, WC and pedestal wash hand basin, extractor fan, tiled to splash backs, glass shelving, mirror fronted cabinet, wood effect vinyl flooring.

Second Floor Landing
Large Velux window to the rear, door leading into;

Entrance to Flat 4
Entered gained via solid timber door leading into;

Kitchen
10'10 at widest point x 5'10
Large Velux window to the rear, good range of wall and base units, laminate work surfaces, induction hob with overhead illuminated extractor hood, electric oven, fridge freezer, plumbed for a washing machine, stainless steel bowl sink and drainer, tiled to splash backs, wood effect vinyl flooring, large cupboard providing plentiful storage, further cupboard which houses the fuse box and electric coin meter, wall mounted 'Beldray' electric heater, skirting boards, spotlights and underlighting, door leading into;

Lounge
13'11 x 10'2 at widest point
Large UPVC double glazed window to the front, television and telephone points, wall mounted living flame effect electric fire, skirting boards, door leading into;

Bedroom
13'11 x 6'6
Large Velux window to the front, wall mounted 'Delta' electric heater, wooden bi-folding doors leading into;

En-Suite Shower Room
6'11 x 3'3
Three piece suite comprising of; overhead mains powered shower in curved cubicle, WC and vanity wash hand basin, part panelled walls, vinyl flooring, wall mounted electric heater, extractor hood.

Outside
The front garden is paved and bordered by shrubs/bushes and an established tree with a pathway at the side. The spacious rear garden is part concrete/part tarmacked bordered by plants, there are two outbuildings providing storage and space for garden furniture and a gate to the rear. The rear garden is used by flat 1 only.

Other Details
Tenure: Leasehold
Ground Rent: £1.29 paid twice a year.
Council Tax Band: Each flat is band A (£1,513.00 per annum)



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		
England & Wales		EU Directive 2002/91/EC