



GREGSON STREET, LYTHAM ST. ANNES  
FY8 5NU

£825 PER MONTH

- WELL PRESENTED LOWER GROUND FLOOR APARTMENT IN CENTRAL LYTHAM LOCATION
  - WITHIN WALKING DISTANCE TO LYTHAM TOWN CENTRE, LYTHAM GREEN, LOWTHER GARDENS, GOOD TRANSPORT LINKS, SHOPS, BARS AND RESTAURANTS
- SPACIOUS LOUNGE - MODERN KITCHEN - TWO DOUBLE BEDROOMS - FOUR PIECE BATHROOM
  - (THE PROPERTY IS THE LOWER GROUND FLOOR OF 8 LOWTHER TERRACE, PLEASE NOTE THAT THIS PROPERTY HAS LOW CEILINGS AND DOORWAYS) - ENERGY RATING - 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 from rear of property, stone steps leading to period wooden door,

Hallway

Ceramic tiled floor, exposed brick walls, under stairs storage cupboard, two radiators, period wooden doors to all rooms.

Lounge

21'4 x 14'2

Wooden flooring, period wooden sideboards fitted to alcoves, feature fire surround with slate hearth and living flame gas fire, feature halogen lighting, UPVC double glazed window to front elevation, radiator.

Bedroom One

20'10 x 13'1

Wooden flooring, period wooden sideboards fitted to alcoves, feature fire surround with tiles hearth and exposed brick backdrop, UPVC double glazed window to front elevation, radiator.

Kitchen

13'9 x 10'2

Modern fitted kitchen with comprehensive range of wall and base units with 'Teak' work surfaces, fitted appliances as follows; 'Miele' dishwasher and tumble dryer, American style fridge freezer, range cooker with 5 gas burners and double electric oven / grill with illuminated overhead extractor, fitted microwave. 1½ bowl stainless steel / drainer sink with mixer taps, ceramic tiled floor and exposed brick walls, UPVC double glazed window to front elevation.

Bedroom Two

14'7 x 12'

Wooden flooring, exposed brick chimney breast, fitted wardrobes along one wall, French doors.



Bathroom/WC

Four piece contemporary suite including; WC, glass wash hand basin, shower cubicle and bath, lime stone floor and walls, linen cupboard.

Other Details

Minimum 12 month tenancy.

\*\*\*\* The property benefits from a brand new boiler \*\*\*\*

\*\*\*\* Please note that this property does not come with any parking or outside space, however there is parking readily available in Gregson Street \*\*\*\*

