

27.3 sq.m. (294 sq.ft.) approx.



57.2 sq.m. (615 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. Made with Metropix © 2025

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

ASKING PRICE £149,950

- BRIGHT AND SPACIOUS DUPLEX APARTMENT IN SUPERB LOCATION
- TWO DOUBLE BEDROOMS - LOUNGE - BREAKFAST KITCHEN - THREE PIECE BATHROOM - SEPARATE WC
- SITUATED ON A BUS ROUTE CLOSE TO ANSDELL TOWN CENTRE & JUST A SHORT WALK TO LYTHAM • OFF ROAD PARKING SPACE - EPC RATING: E GREEN, LOCAL SHOPS, RESTAURANTS, BARS AND GOOD TRANSPORT LINKS







**Communal Entrance**  
Composite door with opaque glazed insert leading into;

**Communal Hallway**  
Meter cupboards, staircase leading to upper floors;

**Entrance To Flat 4**  
Located on the first floor, timber door leading into;

**Hallway**  
Staircase leading to second floor, large built in storage cupboard.

**Bathroom**  
9'4 x 5'0  
Three piece white suit comprising: bath with overhead shower attachment, pedestal wash hand basin and WC, vinyl flooring, part tiled walls, radiator, extractor fan.

**Bedroom Two**  
15'4 x 10'1  
Two sets of UPVC double glazed windows to the front, UPVC double glazed triangular window to side, double radiator, wall mounted 'Worcester' combi boiler.

**Second Floor Landing**  
Newly fitted carpet, doors to the following rooms:

**Lounge**  
12'9 x 14'8  
UPVC double glazed window to side, fire surround with marble back drop and hearth housing electric fire, television point and telephone points, double radiator, loft hatch with pull down ladder leading to the loft room which is boarded and has a light, newly fitted carpet.

**Breakfast Kitchen**  
14'7 x 8'6  
UPVC double glazed window to side, comprehensive range of fitted contemporary based units with



lamine work surfaces, integrated electric oven, 4 ring halogen hobb, tiled to splash backs, stainless steel sink and drainer, plumbed for washing machine, integrated low level fridge, tile effect vinyl flooring, extractor fan, space for table and chairs, radiator.

**Separate WC**  
6'8 x 3'5  
Contemporary white WC and vanity wash hand basin, vinyl flooring.

**Bedroom One**  
11'10 x 10'10  
UPVC double glazed window to front, double radiator.

**Outside**  
Allocated off road parking space.

**Other Details**  
Tenure: All four apartment owners own a share of the Freehold.  
Maintenance Charge: The cost for maintenance is shared between all four apartments.  
Council Tax Band: B (£1,857.00 per annum)

