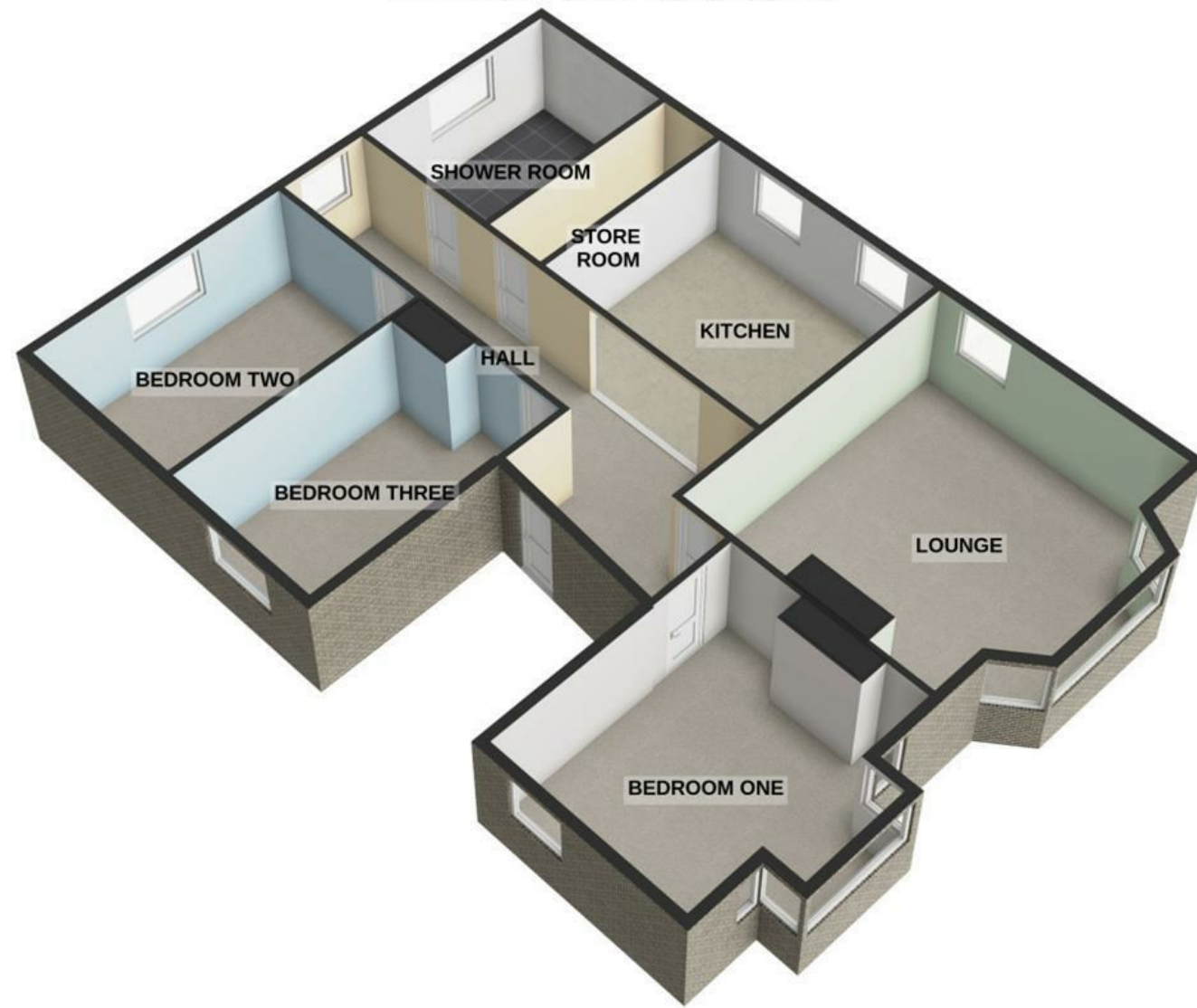


131.5 sq.m. (1415 sq.ft.) approx.



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.



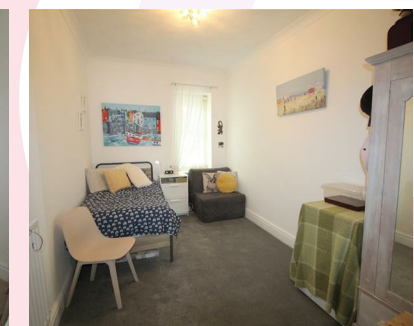
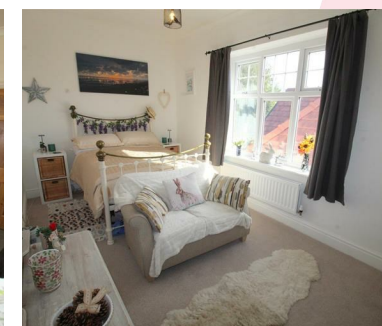
7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com



STANLEY ROAD, LYTHAM ST. ANNES FY8 5QX

ASKING PRICE £350,000

- SPACIOUS PERIOD FIRST FLOOR CONVERTED FLAT ON TREE LINED AVENUE • FAIRHAVEN LAKE & GRANNY'S BAY ARE ALSO CLOSE BY
- JUST A SHORT STROLL FROM LYTHAM & ANSDELL TOWN CENTRES
- LARGE LOUNGE - STUNNING KITCHEN - CONTEMPORARY SHOWER ROOM - THREE BEDROOMS - STORE ROOM





Communal Entrance

Communal wooden entrance door to the side of the property leads to staircase with side banister rail which leads up to the First Floor. Feature stained-glass oriel sash window overlooking the side.

Entrance to Flat 5A

Accessed via composite security entrance door, UPVC double glazed window to the rear of the property, vinyl flooring, doors lead to the following rooms;

Lounge

21'4 x 14'11

Bright and spacious room with large UPVC double glazed bay window to front and further window to side, two radiators, television point, space for dining table

Bedroom One

15'2 x 13'9

UPVC double glazed bay window to front and further window to side allowing plentiful light, radiator, television point, telephone point.

Kitchen

13'11 x 11'1

Open to the hallway with two UPVC double glazed windows to side, good range of contemporary high gloss wall and base units with 'Quartz' work surfaces, integrated appliances include; ceramic sink with overhead mixer tap, fridge, freezer, 'Bosch' microwave and 'Bosch' oven/grill, 4 ring induction hob with overhead illuminated extractor fan, dishwasher, washing machine, cupboard housing boiler, remote control electric blinds, remote control multi coloured mood lighting, vinyl flooring.

Bedroom Three

15'10 x 8'6

UPVC double glazed window to side, radiator.



Bedroom Two

15'10 x 9'1

Large UPVC double glazed window to rear, radiator, telephone point.

Shower Room

9'9 x 7'4

Modern shower room with UPVC double glazed opaque window to rear, three piece suite comprising of; walk in double shower cubicle with waterfall shower and further shower attachment, floating vanity wash hand basin and WC, matching wall mounted cabinet, wall mounted heated towel rail, half tiled walls, wood effect vinyl flooring.

Store Room

9'11 x 3'1

Large and useful store room with light.

Other Details

Council Tax Band - C (£2,130.70 per annum)
Tenure - Leasehold (£8.00 per annum)

The property benefits from newly installed UPVC double glazed windows throughout.
New UPVC entrance door to Flat 5A.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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	