



ST ANDREWS ROAD SOUTH, LYTHAM ST ANNES ASKING PRICE £220,000 FY8 1PS

- FANTASTIC BUY TO LET INVESTMENT OPPORTUNITY - TWO IMMACULATELY PRESENTED APARTMENTS WITHIN A SEMI DETACHED PROPERTY OFFERED WITH NO CHAIN
- GROUND FLOOR APARTMENT CONSISTS OF A SPACIOUS LOUNGE, DOUBLE BEDROOM, DINING KITCHEN, THREE PIECE BATHROOM, UTILITY ROOM AND BASEMENT ROOM
- FIRST AND SECOND FLOOR APARTMENT CONSISTS OF SPACIOUS LOUNGE, THREE BEDROOMS (EN-SUITE BATHROOM TO THE PRINCIPAL BEDROOM), DINING KITCHEN AND THREE PIECE BATHROOM
- COMMUNAL FRONT GARDEN AND PLENTIFUL OFF ROAD PARKING TO THE REAR - EPC RATINGS: GROUND FLOOR APARTMENT - B, FIRST AND SECOND FLOOR APARTMENT - C



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 UPVC door leading into;

Entrance Vestibule
Cupboard housing the fuse box and electric meter for the ground floor apartment, doorway leading through to;

Entrance Hallway
Radiator, doors leading to both apartments.

Ground Floor Apartment
Entrance gained via solid timber door leading into;

Entrance Hallway
Radiator, doors leading into the follow rooms;

Lounge
16'10 x 14'3
Large UPVC walk in bay window to the front, two large radiators, television and telephone points.

Bedroom
15'4 x 13'4
UPVC double glazed window to the rear, two radiators.

Dining Kitchen
11'2 x 13'10
Good range of wall and base units, laminate work surfaces, stainless steel sink and drainer, tiled to splash backs, integrated appliances include: overhead illuminated extractor hood, 'Lamona' four ring gas hob and electric oven, space for fridge freezer and table and chairs, 'Main' combi boiler, wood effect laminate flooring, UPVC double glazed window to the side, UPVC door with double glazed inserts, providing access to the rear of the property, steps lead down into.

Utility Room
7'10 x 7'8
Wall and base units, laminate work surfaces, stainless steel sink bowl and drainer, tiled to splash backs, space for washing machine and tumble dryer, radiator, water meter, wood effect laminate flooring, UPVC double glazed window to the side, door leads into;



Bathroom
9' x 7'1
Three piece white suite comprising of; bath with overheard mains powered shower, WC and pedestal wash hand basin, radiator, part marble effect panelled walls, wood effect laminate flooring, two UPVC double glazed opaque windows to the side.

Basement
13'12 x 6'4
Stairs lead down to spacious basement room which has power, light and plentiful space for storage.

First Floor Apartment
Stairs lead up to split level first floor landing.

First Floor Landing
Radiator, fuse box, stairs leading to the principal bedroom and en-suite shower room, doors lead into the following rooms;

Lounge
16'11 x 12'3
Large UPVC double glazed walk in bay window to the front, radiator, television and telephone points.

Bedroom Three
10'3 x 7'5
Large UPVC double glazed window to the front, radiator.

Dining Kitchen
13'9 x 13'4
Good rang of wall and base units, laminate work surfaces, stainless steel sink bowl and drainer, tiled to splash backs, integrated appliances include; overhead illuminated extractor hood, 'Lamona' four ring gas hob, 'Lamona' electric oven, 'Main' eco compact combi boiler, space for a washing machine, fridge freezer and dining set, radiator, tile effect vinyl flooring, large UPVC window to the rear.

Bathroom
7'10 x 5'11
Three piece white suite comprising of; bath with overhead mains powered shower, pedestal wash hand basin and



WC, wood effect vinyl flooring, extractor fan, UPVC double glazed opaque window to the rear.

Bedroom Two
11'2 x 9'3
Large UPVC double glazed window to the rear, radiator.

Second Floor Landing
Velux window to the room, door leads into;

Bedroom One
15'7 x 12'3
Velux windows to the front and rear, two radiators, door leading to;

En-Suite Bathroom
8'3 x 7'5
Three piece white suite comprising of; bath with overhead mains powered shower, WC and pedestal wash hand basin, extractor fan, velux window to the front, wood effect vinyl flooring.

Outside
Tarmacked front garden bordered by shrubs and bushes, to the rear is an abundance of off road parking space, there is also potential to build a small dwelling.

Other Details
Tenure: Freehold
Council Tax Bands: Ground floor apartment - B, First and second floor apartment - C
EPC ratings: Ground floor apartment - D, First and second floor apartment - E



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