



Estate Agents and Valuers

‘ CLOSE TO LYTHAM TOWN CENTRE ‘



FLAT 30 THE MARINERS LYTHAM ST ANNES FY8 5FJ

PRICE £139,950

NO CHAIN

- . FIRST FLOOR APARTMENT
- . TWO DOUBLE BEDROOMS
- . LOUNGE WITH JULIETTE BALCONY
- . UPVC DG & ELECTRIC HEATING
- . COMMUNAL GARDENS
- . PARKING

DESCRIPTION The Mariners is a lovely two bedroom first floor apartment, ideally located just a short walk from the heart of Lytham town centre and the Green, with its beautiful coastal walks. Offering generous accommodation, the property features two double bedrooms and a spacious lounge with a Juliette balcony overlooking well kept communal gardens. The apartment benefits from UPVC double glazing, electric heating, and the added convenience of both allocated and visitor parking, making it an excellent choice for a permanent home or seaside retreat.

LOCATION Proceeding into Lytham along West Beach, turn left into Station Road. After a short distance turn right into Haven Road and the Mariners is at the end just after Booths supermarket.



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The accommodation comprises:-

ON THE FIRST FLOOR

ENTRANCE HALL Storage heater, cupboard housing cylinder tank.

LOUNGE 16'6 X 11'2. UPVC double glazed French doors to Juliette balcony, two storage heaters.

KITCHEN 9'7 X 5'10. Fitted with a range of cherry base units and worktops with bevelled edges incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap over, built in double oven hob and hood, tiled splashback, matching eye level cupboards, integrated fridge freezer, UPVC double glazed window.

BEDROOM NO 1 11'2 X 10'10. UPVC double glazed window and electric panel radiator.

BEDROOM NO 2 9'10 X 8'7. UPVC double glazed window and electric panel radiator.

BATHROOM & W.C Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, W.C – low suite, heated towel rail, tiled walls.

OUTSIDE

COMMUNAL GARDENS

ALLOCATED AND VISITOR PARKING

TENURE Leasehold.

SERVICES Mains electricity and drainage connected.

VIEWINGS Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week.

EPC RATING:- C

COUNCIL TAX BAND C

ALL SERVICES HAVE NOT AND WILL NOT BE TESTED