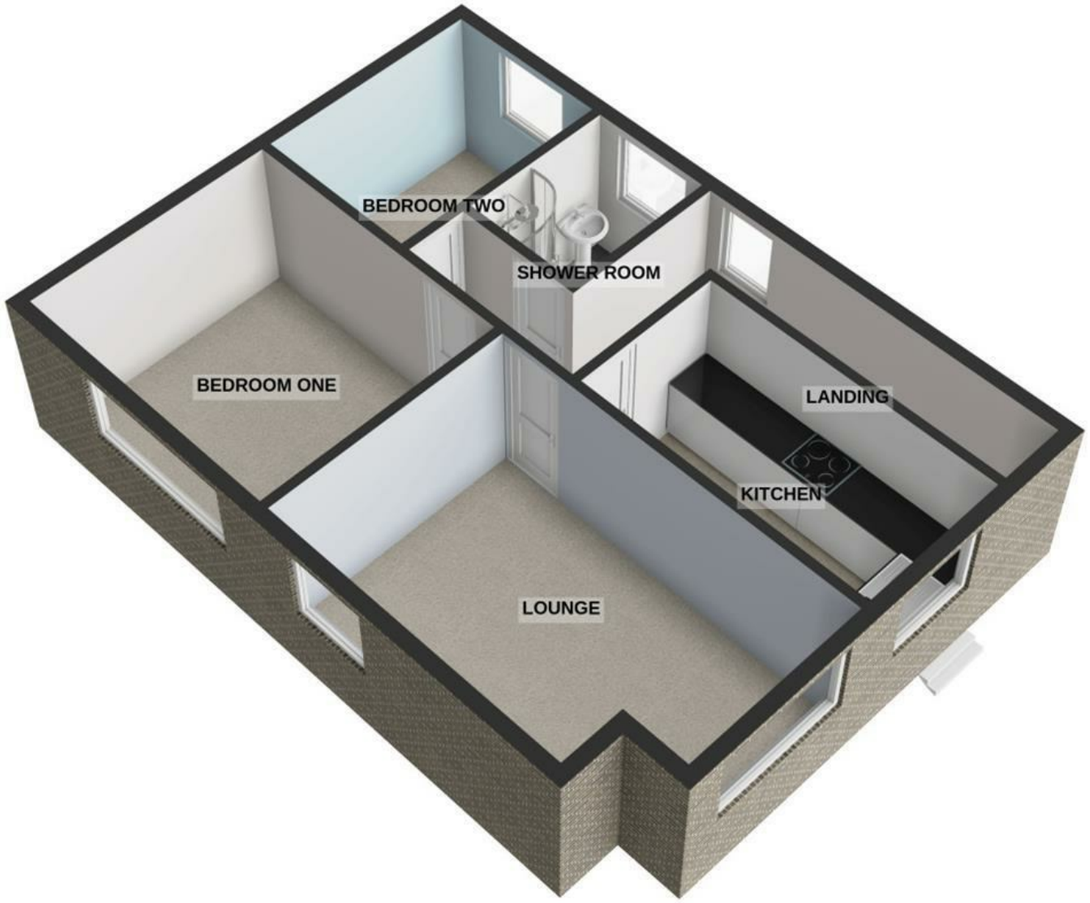
51.6 sq.m. (556 sq.ft.) approx.



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 © 2026

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.

The Propert Ombudsman

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

COUNTY Estate Agents
St. Annes 01253 711511

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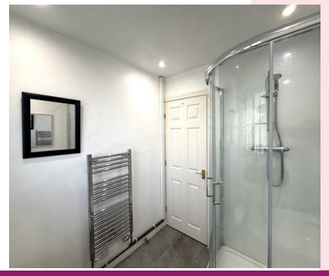
- ALLOCATED PARKING SPACE - SHARED REAR GARDEN - EPC RATING: C - OFFERED WITH NO CHAIN INVOLVED

2 1 1 1 0



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Entrance
Entrance gained via composite outer door with double glazed leaded and stained glass inserts leading into:

Entrance Vestibule
Fuse box, meters, telephone point, stairs leading to:

First Floor Landing
UPVC double glazed window to the front, entry phone, wall mounted electric heater, radiator, loft hatch, doors lead into the following rooms:

Lounge
15'5 x 10'6
UPVC double glazed windows to the front and side, radiator, television and telephone points, coving.

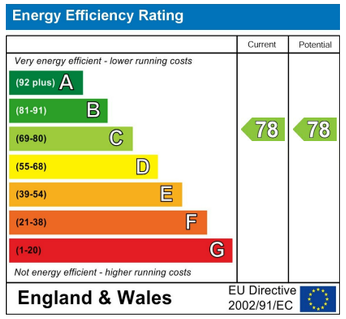
Kitchen
9'2 x 6'4
UPVC double glazed window to the side good range of wall and base units, laminate work surfaces, stainless steel sink bowl and drainer, 'Electrolux' overhead illuminated extractor hood, integrated 'Electrolux' electric hob and oven, plumbed for washing machine, space for under counter fridge freezer, tiled walls, tiled floor, wall mounted 'Dimplex' electric heater, radiator.

Shower Room
6'6 x 5'10
UPVC double glazed obscure window to the front, three piece white suite comprising of: overhead mains powered shower in curved shower cubicle, pedestal wash hand basin and WC, extractor fan, wall mounted heated towel rail, tile effect vinyl flooring, recessed spotlights.

Bedroom Two
9'9 x 7'1
UPVC double glazed window to the front, radiator, 'Logik' combi boiler.

Bedroom One
10'6 x 10'5
UPVC double glazed window to the rear, radiator.

Outside
Allocated parking space to the side of the property, shared garden to the rear of the property.

Other Details
Tenure: Leasehold
Number of years left on the lease: 973
Service Charge: £80.00 per month
Ground Rent: £75.00 per annum
Council Tax Band: B

* A full new set of double glazed windows were fitted in November 2022 *