



**Lytham Road, Blackpool, FY4 1RB**

**Price: £185,000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	71 C	76 C
39-54	E		
21-38	F		
1-20	G		

- Spacious Second-Floor Apartment With West-Facing Balcony
- Bright Lounge Featuring Patio Doors And Ample Natural Light
- Functional Kitchen Offering Scope For Modernisation
- Two Double Bedrooms Including Master With Fitted Wardrobes And WC
- Five-Piece Bathroom Suite And Double-Glazed Windows Throughout
- Private Garage

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# Lytham Road , Blackpool

## INTRODUCTION

This well-proportioned second-floor apartment offers comfortable accommodation throughout and benefits from a west-facing balcony, making it an ideal home or investment opportunity.

The apartment is accessed via a well-maintained communal entrance and opens into a welcoming hallway. The spacious lounge is a standout feature, enjoying plenty of natural light and patio doors leading directly onto the west-facing balcony, providing an ideal space to relax and enjoy afternoon and evening sun.

The kitchen is functional and well laid out, offering ample storage and worktop space, with clear potential for modernisation and improvement to suit personal tastes.

There are two generous double bedrooms, both well sized for bedroom furniture. The master bedroom benefits from fitted wardrobes and also includes a private WC with toilet and sink, providing added convenience. The second bedroom is equally well proportioned and versatile.

The apartment is served by a five-piece bathroom suite, comprising a bath, separate shower cubicle, WC, bidet, and wash hand basin. All windows throughout the property are double glazed, enhancing comfort and energy efficiency.

Externally, the property further benefits from a private garage, along with well-kept communal gardens featuring lawned areas, ideal for residents to enjoy.

The location is particularly convenient, being within close proximity to local shops, bus routes, supermarkets, and the promenade, making this an excellent choice for those seeking easy access to amenities and coastal walks.

Overall, this apartment offers spacious living, excellent potential, and a highly desirable location.

## TENURE

The property is **Leasehold**

## COUNCIL TAX

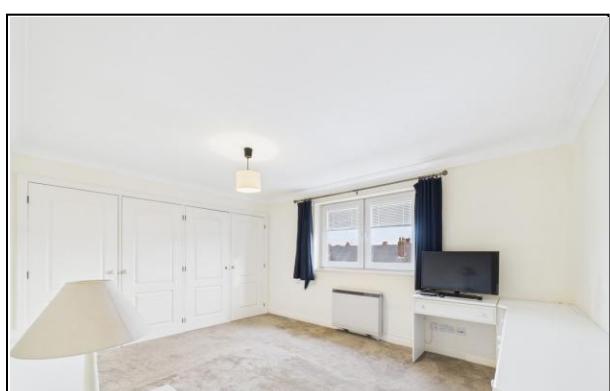
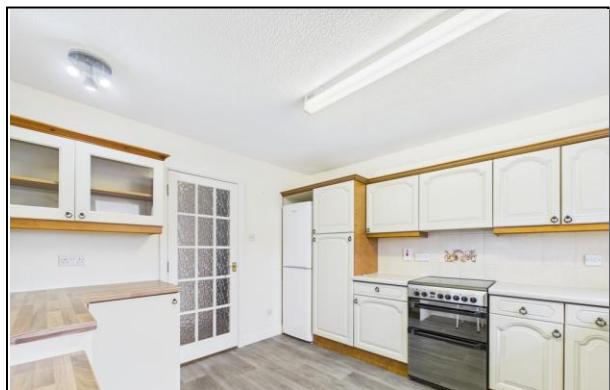
Band "D"



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