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
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COUNTY
Estate Agents

St. Annes 01253 **711511**



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- ALLOCATED PARKING TO FRONT OF PROPERTY - COMMUNAL GARDENS
- EPC RATING - C

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Communal Entrance
Communal entrance door leading into:

Communal Hallway
Staircase leading up to the first floor landing, door leading into:

Lounge
13'6 x 8'11
UPVC double glazed window to front, white wood effect fitted blinds, newly fitted grey carpet, double settee and matching footstool, heater, television & telephone points, doors lead into:

Bedroom
10'10 x 8'2
UPVC double glazed window to front, white wood effect fitted blinds, newly fitted grey carpet, fitted wardrobes, electric heater and double divan bed.

Kitchen
10' x 7'7
UPVC double glazed window to side, white wood effect fitted blind, range of fitted wall and base units with laminate work surfaces, wood effect flooring, electric oven with four ring hob, washing machine, space for fridge freezer, sink and drainer.

Bathroom
7'8 x 4'10
Three piece white suite comprising of: bath with overhead electric shower and glass shower screen, pedestal wash hand basin, WC, tiled wall and grey tiled flooring.

Outside
Communal gardens and allocated parking space to front of property, visitor parking available.

Other Details
Council Tax Band - A
EPC Rating - C

