

# Lytham Estate Agents 2a Clifton Square, FY8 5JP

Telephone: 01253 796996

Email:

info@lythamestateagents.co.uk

Website:

www.lythamestateagents.co.uk/



Flat 3 Salters Court, Lytham St Annes FY8 5EX

£450,000

First-floor two-bedroom apartment with stunning panoramic views overlooking Lytham's green. Features private parking and a garage. Offered chain-free!







#### Entrance Hallway

Upon entering, you'll find a spacious entrance hall with laminate flooring, featuring coving, a ceiling rose, and pendant lighting. Space for a dining table and four chairs. Accessible from here are 3 useful storage curboards and the various rooms. Radiator.

### Kitchen

Range of wall and base units, laminate work surface, and fitted lighting. Appliances include an oven, induction hob, extractor fan hood, integrated fridge freezer, and a cupboard housing a Glowworm Combi Boiler. A stainless steel wash basin with mixer tap. Side-facing UPVC window. Additional features include a pull-out table on wheels accompanied by bar stools and double doors with glass inserts leading to the hallway.

# Lounge

Spacious and bright lounge with carpeted flooring. Natural light filters in through two side and two front-facing UPVC windows, while a private balcony offers breathtaking views. Fireplace with electric fire. Two radiators and pendant lights. Double doors with glass inserts connect seamlessly to the hallway.

#### Shower Room

Well-appointed shower room featuring carpeted flooring and tiled walls. A towel rail and radiator. Pedestal wash basin with mixer tap and a shower cubicle with a mixer shower and glass door. W.C with button flush.

## **Bedroom One**

The spacious master bedroom boasts carpeting and natural light from side and rear-facing UPVC windows. Fitted wardrobes, drawers, a dressing table, and bedside tables offer ample storage. Radiator cover and pendant light. Door to the Ensuite.

#### Ensuite

Four-piece carpeted suite comprising a panel bath with twin taps, a shower cubicle with a mixer shower, a WC with handle flush, and a pedestal wash basin with mixer tap. A rear-facing obscured UPVC window ensures privacy. Radiator.

#### **Bedroom Two**

This carpeted double bedroom offers practicality with a side-facing obscured UPVC window and fitted bedroom furniture, including wardrobes, bedside tables, and a chest of drawers. A pendant light and radiator complete the space.

## **Private Balcony**

Step out onto the private, south-facing balcony, offering shelter and views of Lytham Green, the estuary, and Lytham Windmill. Metal railings.

#### Disclaimer

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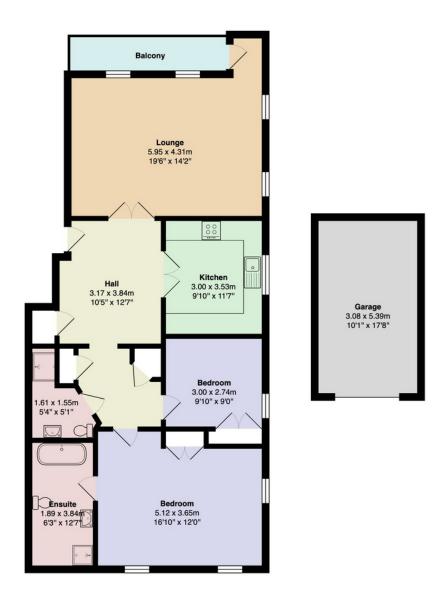








# **Floor Plans**



Total Area: 118.8 m² ... 1279 ft²

All measurements are approximate and for display purposes only

