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## **27 The Breakers, Victory Boulevard, Lytham, FY8 5TQ**

**£450,000**

*This Fantastic Three Bedroom First Floor Apartment Offers Impressive Views Across The Ribble Estuary, Situated Just A Short Walk From The Town Centre's Popular Boutique Shops, Bars And Restaurants. The Property Has Been Tastefully Appointed Throughout, Briefly Comprising: Entrance Hall, Lounge Leading To Balcony, Modern Kitchen, Utility Room, Dining Room, Master Bedroom, En-Suite Shower Room, Two Further Bedrooms And Family Bathroom.*



### Communal Entrance

Access to apartment block via communal courtyard or stairs and lift from underground garage. Entry phone system and mailboxes. Stairs and lift to all floors.

### First Floor Private Entrance Hall

Radiator, coving and Parquet flooring. Doors leading to the following rooms:

### Lounge 4.78m x 4.71m (15'8" x 15'5")



Radiator, coving, TV aerial point and two wall light points. Door leading to kitchen. Double doors to:

### Balcony 4.75m x 1.87m (15'7" x 6'2")



Accessed from Lounge and Dining Room. Space for table and chairs. Lovely views of the Estuary.

### Kitchen 5.66m max x 3.26m (18'7" max x 10'8")



Two double glazed windows to side, Fitted with a matching range of base and eye level units with worktop space over incorporating a 1 ½ bowl stainless steel sink with single drainer and mixer tap. Integrated fridge and freezer, built-in eye level oven, and four ring gas hob with extractor hood over. Radiator, tiled flooring, and coving to ceiling. Concealed wall mounted combination boiler. Door to:

### Utility Room 1.99m x 1.93m (6'6" x 6'4")

Fitted worktop space. Plumbing for washing machine, and space for tumble dryer. Radiator, and tiled flooring.

### Dining Room 6.26m max x 3.26m (20'6" max x 10'8")



Window to side with plantation shutters. Two radiators and coving. Door leading to balcony.

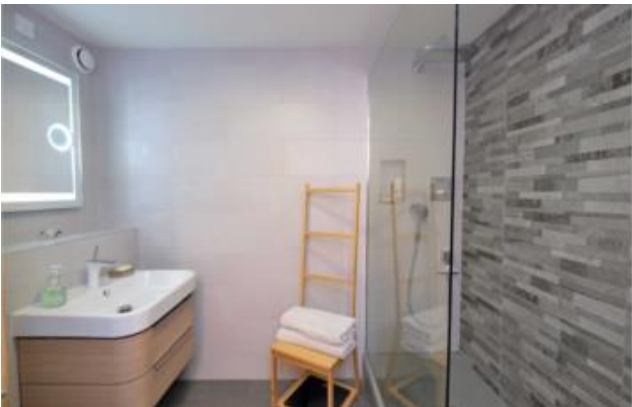


**Master Bedroom** 6.26m x 3.94m (20'6" x 12'11")



Double glazed window to side with plantation shutters. Fitted bedroom suite with a range of wardrobes. Radiator, coving and ceiling fan. Door to:

**En-Suite Shower Room** 2.86m x 2.30m (9'5" x 7'7")



Fitted with three piece suite comprising double shower area with fitted shower and glass screen, wall mounted vanity wash hand basin with storage under and mixer tap, and WC. Full height tiling to all walls, tiled flooring, shaver points heated towel rail and extractor fan.

**Bedroom Two** 4.36m x 2.46m (14'4" x 8'1")



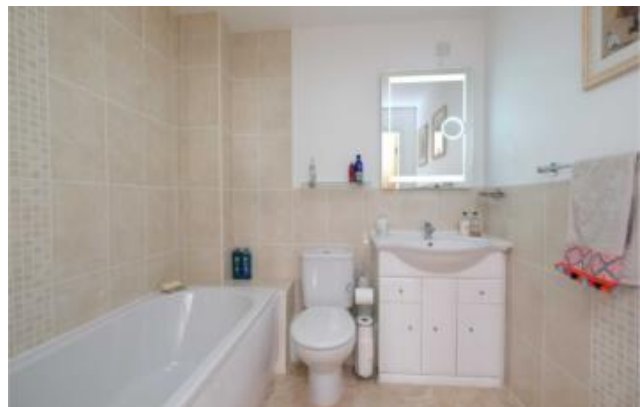
Double glazed window to side with plantation shutters. Fitted bedroom suite with a range of wardrobes. Radiator and coving.

**Bedroom Three** 4.36m max x 3.63m max (14'4" max x 11'11" max)



Two double glazed windows to side with plantation shutters. Fitted bedroom suite with a range of wardrobes and fitted matching desk. Radiator and coving.

**Bathroom**



Fitted with three piece suite comprising panelled bath with shower attachment, mixer tap and glass screen, vanity wash hand basin with storage under and mixer tap, and WC. Part tiled walls, tiled flooring, shaver points radiator and extractor fan.

**External**

Two allocated parking spaces within the secure underground parking garage, with additional bike parking area, electric point and storage cupboards.

**Disclaimer:**

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, electric appliances and any fittings in the sale are not known and have not been tested by Lytham Estate Agents. We therefore cannot offer any guarantees in respect of them.

