



ORCHARD ROAD, ST ANNES, FY8 1PF

£500

- GROUND FLOOR FLAT - CENTRAL LOCATION
 - CLOSE TO ALL LOCAL SHOPS AND AMENITIES
- 1 LARGE DOUBLE BEDROOM
 - BATHROOM. Energy Rating - to be confirmed

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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 of them.



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Communal Entrance

Composite door with window above leads into;

Porch

Timber door with glass insert and windows to sides and above leads into;

Communal Hallway

Tiled flooring, staircase to upper floors, door leads into;

Flat A

Tiled flooring, intercom systems, doors to the following rooms;

Bedroom One 14'5 x 10'10 (4.39m x 3.30m)

Large UPVC double glazed walk in bay window to front allowing plentiful light, television point, electric heater, skirting boards;

Bathroom 9'11 x 5'5 (3.02m x 1.65m)

UPVC double glazed opaque window to side, three piece white suite comprising; large walk in shower cubicle with overhead electric shower, pedestal wash hand basin with mirror above, WC, chrome wall mounted towel heater, tiled flooring, fully tiled walls, wall mounted storage cabinet, extractor fan;



Lounge 13'4 x 13'3 (4.06m x 4.04m)

UPVC double glazed window to rear and further UPVC double glazed window to side both allowing plentiful light, electric heater, television point, door leads into;

Kitchen 9'11 x 6'10 (3.02m x 2.08m)

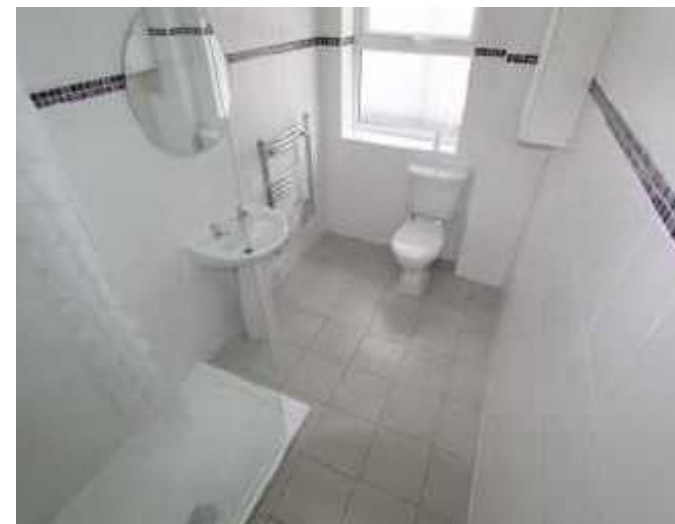
UPVC double glazed window to rear and UPVC double glazed door leading to rear garden, comprehensive range of contemporary wall and base units with wood effect laminate work surfaces, integral electric oven, four ring electric hob with overhead illuminated extractor, washing machine, one and a half bowl stainless steel sink and drainer, tiled flooring, fully tiled walls;

Outside

Private tarmacked rear garden.

Other Details

Tax Band - A (£1,037 per annum)



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