



25 Clover Avenue, Lytham St. Annes

Lytham St. Annes

Offers Over **£70,000**

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Lytham St. Annes

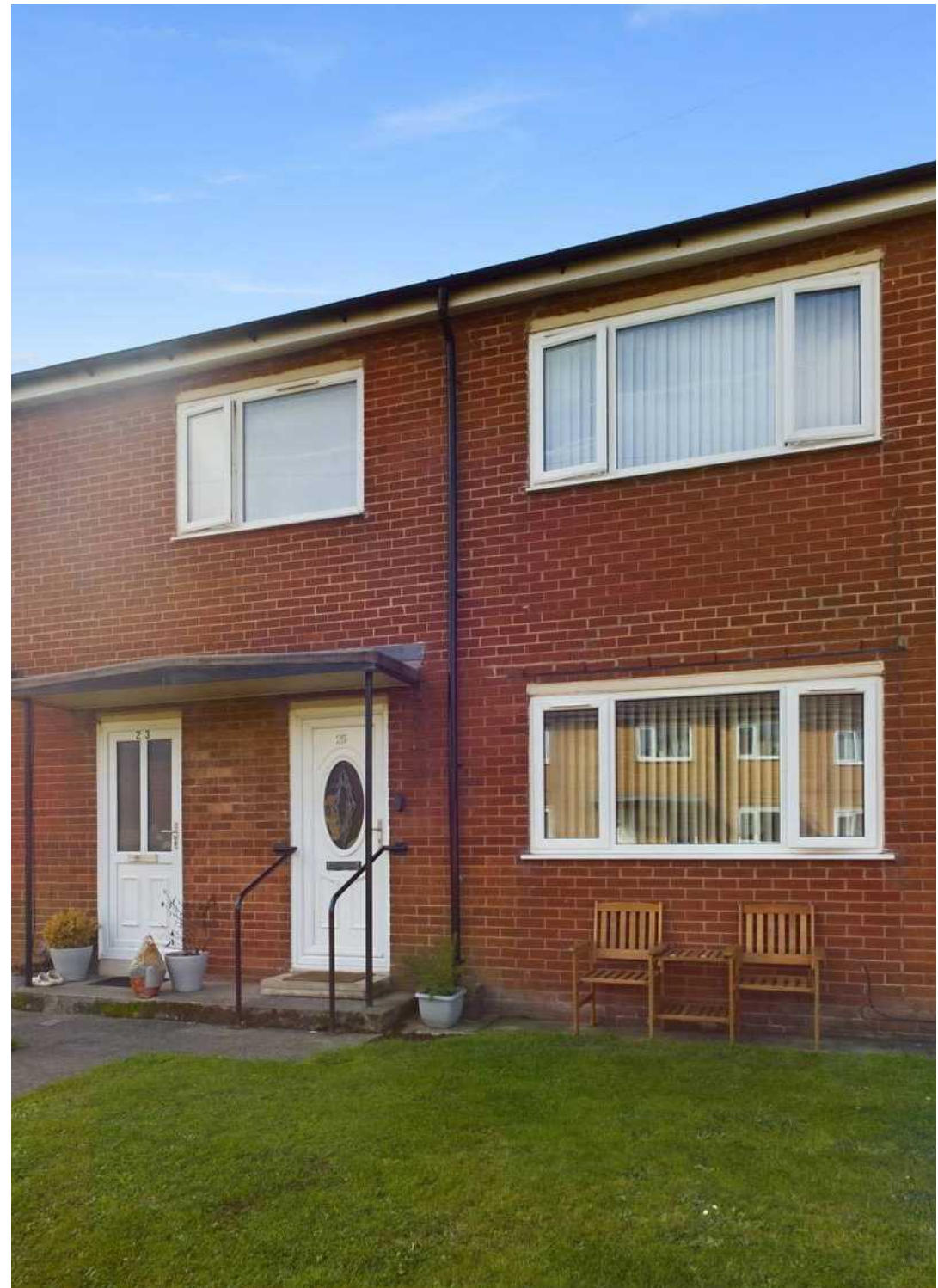
Nestled within a tranquil cul-de-sac, this ground floor one-bedroom flat presents an excellent opportunity for investors or those seeking to downsize. Boasting a private hallway, lounge, kitchen, double bedroom, and a three-piece suite bathroom, this property offers ample storage space to accommodate a comfortable lifestyle. Further enhancing its appeal are recent home improvements, including a new roof installed in 2022, a re-wire, a new oven and hob, and a luxurious walk-in shower fitted within the past two years, ensuring a modern and well-equipped living environment.

Step outside to discover the charming communal gardens to both the front and rear of the property, offering a green oasis to residents seeking relaxation and tranquillity. The presence of a brick bin and storage shed enhances the practicality of the outdoor space, catering to storage needs with ease. Additionally, residents and guests alike will appreciate the convenience of parking available at the rear of the property, ensuring hassle-free access and a comfortable living experience. Embrace the harmony between indoor comfort and outdoor serenity in this delightful ground floor flat, where modern amenities meet peaceful surroundings, making it a truly desirable place to call home or a promising investment opportunity for discerning buyers.

Council Tax band: A

Tenure: Leasehold

- Ground Floor 1 Bedroom Apartment Located In A Quiet Cul-De-Sac
- Fantastic Investment Opportunity Or For Those Looking To Downsize
- Private Hallway, Lounge, Kitchen, Double Bedroom, 3 Piece Suite Bathroom, Plenty Of Storage
- Communal Garden With Allocated Brick Bin And Storage Shed
- New Roof Replaced In 2022
- Home Improvements Within The Last 2 Years Include; A Re-Wire, New Oven And Hob Installed and Walk-In Shower Fitted





Hallway

9' 6" x 3' 7" (2.89m x 1.08m)

Lounge

15' 3" x 9' 10" (4.66m x 2.99m)

Kitchen

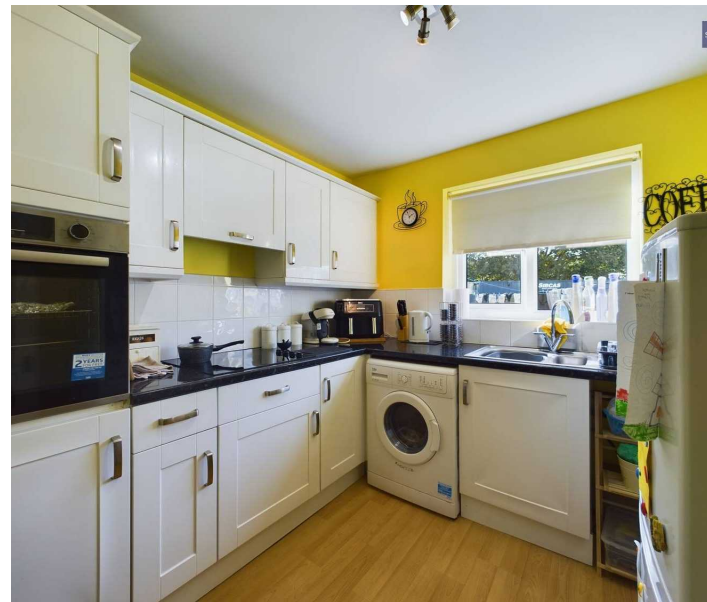
8' 6" x 8' 5" (2.59m x 2.57m)

Bedroom

8' 11" x 12' 5" (2.73m x 3.78m)

Bathroom

4' 11" x 8' 5" (1.49m x 2.57m)



**Hallway**

9' 6" x 3' 7" (2.89m x 1.08m)

Lounge

15' 3" x 9' 10" (4.66m x 2.99m)

Kitchen

8' 6" x 8' 5" (2.59m x 2.57m)

Bedroom

8' 11" x 12' 5" (2.73m x 3.78m)

Bathroom

4' 11" x 8' 5" (1.49m x 2.57m)

Communal Garden

Communal gardens to the front and rear. Brick bin and storage shed.

On street

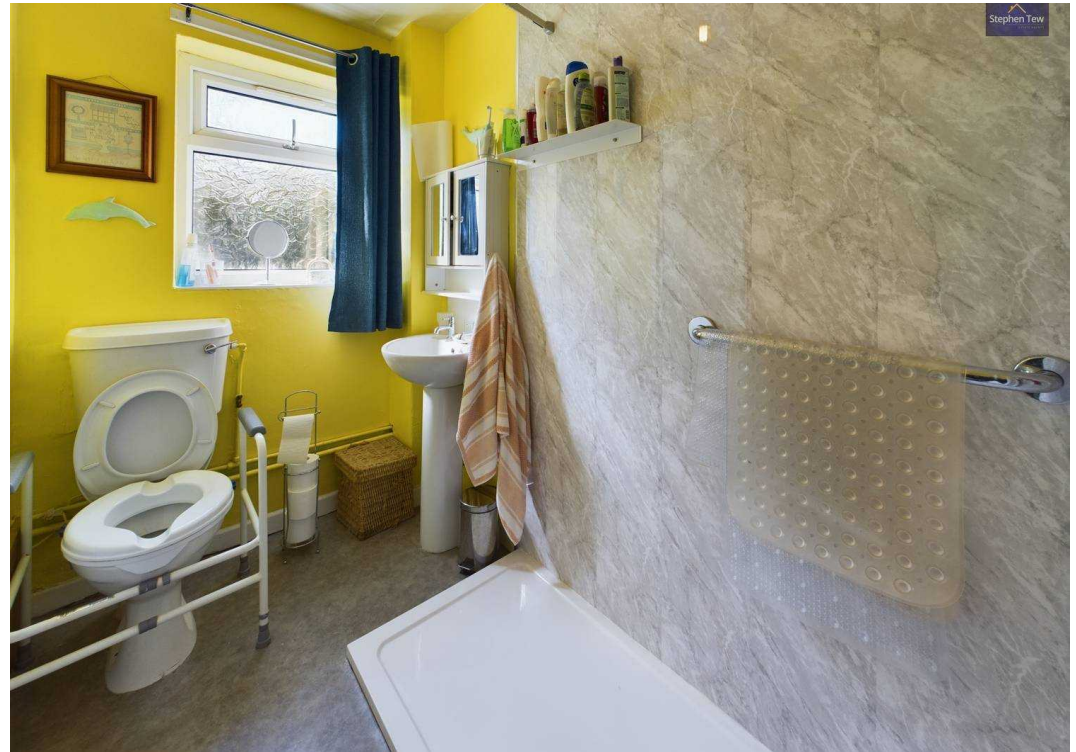
1 Parking Space

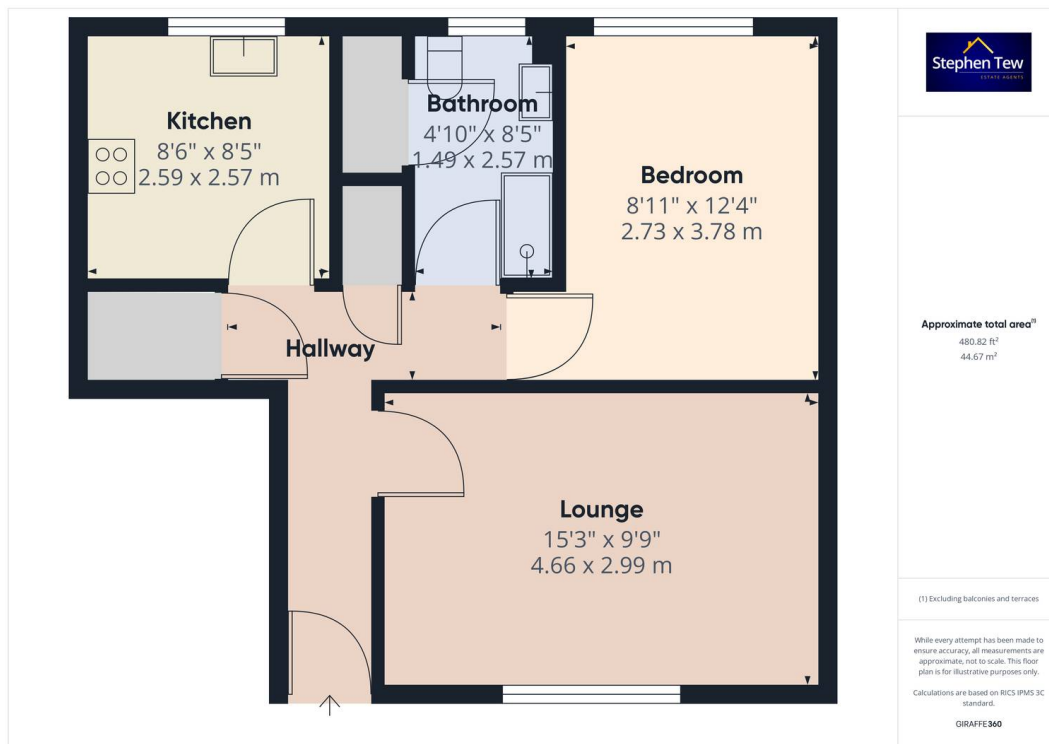
Off street

1 Parking Space

Parking to the rear of the property for residents and guests









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