



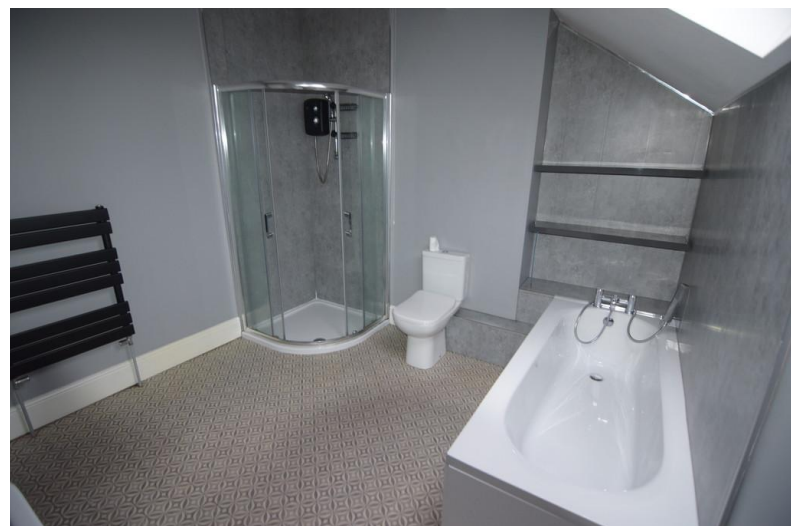
## 28 Lightburne Avenue

Lytham St. Annes, FY8 1JE

- **MODERN FLAT, CLOSE TO ST ANNES PROMENADE**
- **MODERN THROUGHOUT**
- **MOVE IN COSTS £1400.00**
- **GAS CENTRAL HEATING, DOUBLE GLAZED**

**£650 pcm**

EPC Rating 'TBC'





## Property Description

NEW TO MARKET 1 BEDROOM FIRST FLOOR FLAT IN A VERY SOUGHT-AFTER AREA OF ST ANNES. LOCATED WITHIN WALKING DISTANCE OF ST ANNES PROMENADE, AND NEAR TO ST ANNES SHOPPING CENTRE. COMPRISING ENTRANCE HALLWAY, FIRST FLOOR LEADING TO SELF CONTAINED FLAT. DOUBLE BEDROOM, 4 PIECE BATHROOM WITH BATH, SHOWER CUBICLE, WC AND WASH HAND BASIN [CUPBOARD PLUMBED FOR WASHING MACHING AND TUMBLE DRYER]. LOUNGE WITH FRENCH DOORS LEADING TO SMALL BALCONY AREA. MODERN KITCHEN WITH RANGE OF WALL AND BASE UNITS, INTEGRAL FRIDGE-FREEZER. GAS CENTRAL HEATING, DOUBLE-GLAZED, OFF-ROAD PARKING FOR 1 CAR.



#### LOUNGE - KITCHEN

13' 47" x 16' 33" (5.16m x 5.72m) LOUNGE WITH FRENCH DOORS LEADING TO SMALL PATIO AREA, LAMINATE FLOORING. KITCHEN AREA, RANGE OF MODERN WALL AND BASE UNITS, INTEGRAL FRIDGE-FREEZER, ELECTRIC OVEN AND ELECTRIC HOB

#### BEDROOM

13' 52" x 16' 27" (5.28m x 5.56m) BEDROOM WITH UPVC WINDOW, RADIATOR, STORAGE CUPBOARD



#### BATHROOM

10' 76" x 9' 48" (4.98m x 3.96m) MODERN BATHROOM WITH BATH, SHOWER CUBICLE WITH ELECTRIC SHOWER, WC AND WASH HAND BASIN. HEATED TOWEL RADIATOR, VELUX WINDOW, VINYL FLOORING





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements