Flat 3, 27 Blackpool Road, Ansdell, FY8 4EH  £99,950

This First Floor Studio Apartment Is Conveniently Located In Ansdell Village, Within Walking Distance Of Fairhaven Lake, Granny's Bay And Lytham Town Centre. The Property Comprises: Entrance Hallway, Good Sized Lounge/Bedroom, Modern Fully Fitted Kitchen & Shower Room. Available With No Forward Chain!
Communal Entrance Hall
Accessed via door communal door to the side. Staircases leading to all floors. Cupboard and further under stairs storage cupboard housing meters.

Private Entrance Hall
Ceiling light, radiator and secure entry phone system. Doors to the following rooms:

Lounge/Bedroom  5.101m x 3.671m (16'9" x 12'0")

UPVC double glazed window to the side. Built in storage cupboards and wardrobes with sliding doors, housing RCD protected consumer unit. Ceiling light, wall lights, radiator, TV aerial point and telephone point.

Kitchen  2.244 x 1.878m (7'4" x 6'2")

UPVC double glazed window to the side. Range of fitted white gloss wall and base units incorporating contrasting laminate work surfaces and inset single bowl stainless steel sink and drainer with chrome mixer tap. Integrated Lamona oven and electric four ring hob with illuminated extractor above. Space and plumbing under units for washing machine and fridge freezer. Wall mounted Worcester Bosch combi boiler. Ceiling light and part tiled walls.

Shower Room

Three piece white suite comprising: step-in large corner shower cubicle with glass screen, curved glass sliding doors, chrome wall mounted controls and shower with riser rail; vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Tiled flooring and splash backs. Ceiling light, radiator and extractor fan.

External
Communal walled garden to the front and side with path leading to the main entrance door. Laid to lawn grassed areas with a variety of plants and shrubs.

Additional Information
Tenure - Leasehold
Council Tax Band - A

EPC Results
Current Energy Efficiency Rating - D (63)
Potential Energy Efficiency Rating - C (75)
Current Environmental Impact Rating - D (66)
Potential Environmental Impact Rating - B (82)

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.