



Lytham
Estate Agents

Lytham Estate Agents
2a Clifton Square
Lytham
Lancashire FY8 5JP

Telephone
01253 796996

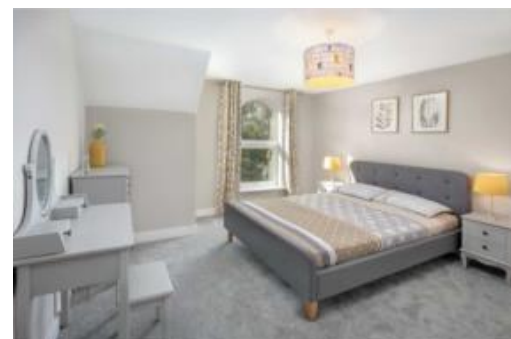
E-mail
info@lythamestateagents.co.uk
Web
www.lythamestateagents.co.uk



68 Woodlands View, Ansdell, FY8 4EX

£199,950

This Luxury Fully Refurbished To A High Standard Two Bedroom Second Floor Apartment Is Ideally Located Close To Ansdell's Shops & Fairhaven Lake. Offering Spacious Living Accommodation, Comprising: Open Plan Living Dining Kitchen, Two Double Bedrooms, Master En-Suite, Main Bathroom And An Allocated Parking Space. Available With No Forward Chain!



Entrance Hallway

Accessed via door from communal landing. Solid wood door opening to entrance hallway. Ceiling light, radiator. Secure telephone entry system. Useful storage cupboard. Second cupboard housing hot water cylinder and meter boxes. Doors leading to;

Open Plan Living Dining Kitchen

Kitchen

Newly fitted kitchen. UPVC double glazed window to front. Range of fitted wall and base units with solid surface marble effect work surface, incorporating single sink unit with mixer tap. Integrated appliances include; Beko four ring hob with Bosch extractor above, Bosch oven/grill, dishwasher, fridge, freezer, washer dryer.

Living Dining Area

Tv aerial point, telephone point. Spot lighting. Solid core electric WiFi enabled radiators. Newly fitted Karndean flooring.

Master Bedroom

UPVC double glazed window to front. Fitted wardrobes. Ceiling light, radiator. Door to;

En-suite

New three piece Villeroy and Boch suite comprising; WC with push button flush, vanity unit with inset wash hand basin with Hansgrohe chrome mixer tap, step in shower enclosure with glass door and wall mounted Hansgrohe shower controls with hand held shower attachment on riser rail. Fully tiled with Porcelenosa. Spot lighting, extractor. Wall mounted mirror.

Bedroom Two



UPVC double glazed window to front. Fitted wardrobes. Ceiling light, radiator.

Bathroom

New three piece Villeroy and Boch suite comprising; WC with push button flush, Keuco vanity unit with inset wash hand basin with Hansgrohe Axxor mixer tap, panelled bath with chrome mixer tap. Ladder style towel radiator. Fully tiled with Porcelenosa. Spot lighting, extractor. Wall mounted mirror.

Additional Information

Tenure
Council Tax Band

All furniture can be negotiated.

EPC Results

Current Energy Efficiency Rating - D (66)
Potential Energy Efficiency Rating - B (81)
Current Environmental Impact Rating - D (68)
Potential Environmental Impact Rating - C (69)

Floor Plans

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.