



30 HEYHOUSES COURT, HEYHOUSES LANE, LYTHAM

ST ANNES ENGL

£600 PER MONTH

- SPACIOUS SECOND FLOOR UNFURNISHED FLAT
 - THE PROPERTY COMPRISES OF: 2 BEDROOMS, LARGE LOUNGE, GOOD SIZED KITCHEN, BATHROOM AND PRIVATE BALCONY
- WITHIN CLOSE PROXIMITY TO ST ANNES TOWN CENTRE, LOCAL AMENITIES AND MOTORWAY ACCESS
 - THE PROPERTY BOASTS GORGEOUS COMMUNAL GARDENS AND PRIVATE PARKING - EPC RATING: E

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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 to them.



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Communal Entrance

Accessed via a security entry system, stairs to all floors.

Entrance

Entrance gained via solid timber door

Porch

Carpet, coat hooks, wooden shelving. Solid oak door stained glass inserts leading into;

Lounge

13'1 x 12'9
UPVC double glazed patio doors which lead out onto the balcony, large electric heater, wooden mantel piece with tiled back drop and hearth, television and telephone points, entry phone, carpet, curtains

Kitchen

9'2 x 9'0
UPVC double glazed windows to the front, range of wall and base units, granite work surfaces, sink and drainer with mixer tap, integrated electric hob and cooker with extractor fan, freestanding washer dryer, under counter fridge, under counter freezer, tiled to splash backs, tiled flooring,

Hallway

7'1 x
Carpets, cupboard housing the emersion heater with room for storage,

Bathroom

7'1 x 6'0 at widest point
UPVC Opaque double glazed windows to front, white three piece suite comprising: bath with over head mains powered shower and folding shower screen, WC and pedestal wash hand basin, tiled walls, lino flooring, curtains



Bedroom One

13'3 x 9 '11
UPVC double glazed windows to the rear, television point, carpets, wall mounted under floor heating control, freestanding wardrobe

Bedroom Two

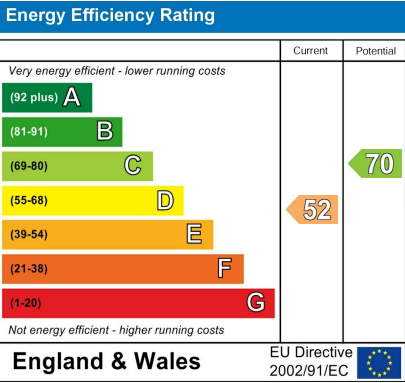
10'11 x 6'10
UPVC double glazed windows to the front, carpet, wall mounted under floor heating control, curtains

Outside

Private parking for all residents and plenty of outside space with the communal lawned gardens

Other details

Council tax band A (£1,389.00 per annum)





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