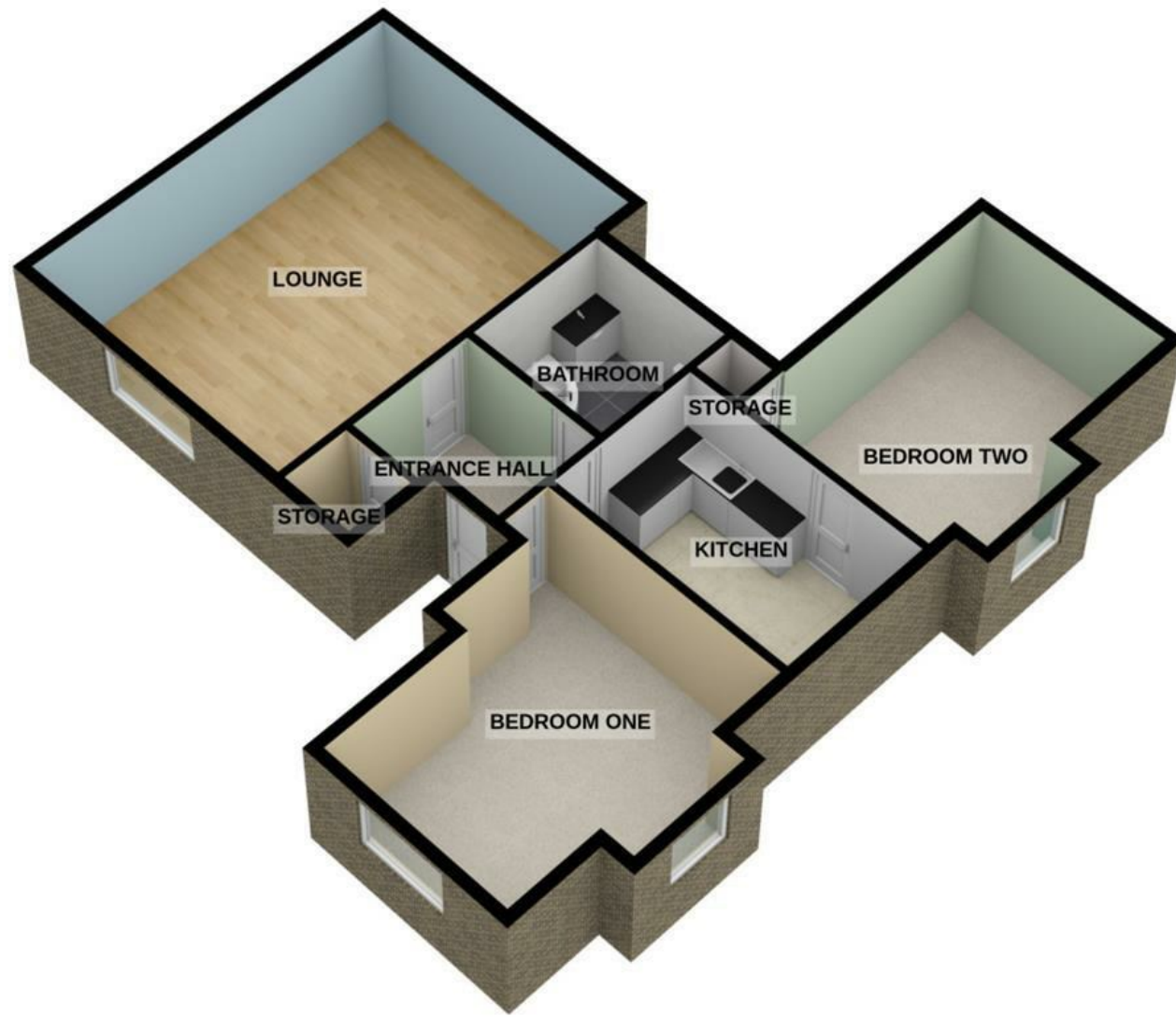


88.1 sq.m. (949 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2023



**GLEN ELDON ROAD, LYTHAM ST. ANNES
FY8 2AX**

ASKING PRICE £85,000

- WHOLE OF SECOND FLOOR FLAT
- TWO DOUBLE BEDROOMS LOUNGE, KITCHEN & BATHROOM
- VIEWING RECOMMENDED
- CLOSE TO THE HEART OF TOWN
- IDEAL INVESTMENT OR FTB PROPERTY



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

Stairs lead to all floors, this flat is located on the second floor.

Entrance Hall

Door to a storage cupboard, doors lead off to all rooms.

Lounge

6.51m x 4.51m

A great sized lounge with velux windows, fitted shelving unit to the side of the chimney breast and a feature wood burner/fire place.

Kitchen

12'7" x 7'10"

A range of base & wall units with complimentary work top surfaces incorporating a stainless steel sink & drainer unit with mixer tap. There is space for a range of appliances including fridge/freezer, washing machine and there is an integrated electric oven & four ring gas hob with above extractor.

Bedroom One

15'3" x 12'7"

A good sized double bedroom with windows to the front & side allowing plenty of natural light to flow through. There is also plenty of space for a range of bedroom furniture.

Bedroom Two

15'5" x 9'8"

Another double with a window to the side and a built-in storage cupboard.

Bathroom

A three piece suite including a corner bath, WC and a modern wash hand basin incorporating a vanity cupboard below. Additionally there are fully tiled walls and a built-in storage cupboard leading into the eaves.

Additional Information



Leasehold - residue of 999 years

Ground rent - £20 p/a

Gardening - £50 per 6 months

General maintenance is usually split 1/3

Council tax band - TBC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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