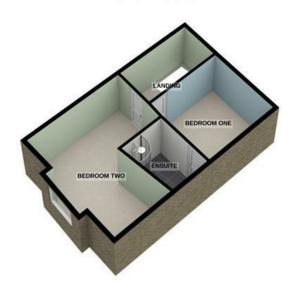
FIRST FLOOR

SECOND FLOOR 44.3 sq.m. (477 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

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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY T 01253 711511 F 01253 711515 E info@countyestateagentsltd.com





THE CRESCENT, LYTHAM ST. ANNES FY8 1SN

ASKING PRICE £119,950

- MAISONETTE APARTMENT- SITUATED IN THE HEART OF ST ANNES SQUARE CENTRAL LOCATION CLOSE TO LOCAL TRANSPORT LINKS AND SHOPS
- SPACIOUS LOUNGE KITCHEN WITH JULIET BALCONY BATHROOM TWO NO PARKING ENERGY RATING C BEDROOMS ONE WITH EN-SUITE

























Entrance

Timber main entrance door leads into;

Stairs to second floor

Leads up to the entrance door to flat;

Hallway

Cupboard housing consumer unit, grey wall mounted radiator with mirror, stairs lead to the upper floor, doors lead to the following rooms:

Lounge

16'10 x 14'1

Two large wooden sash windows to the front, two double radiators, intercom, television point, telephone point, wall mounted lighting, wooden glazed double doors lead to:

Kitchen

13'5 x 10'10

UPVC double glazed French doors leading out to a Juliet balcony, wood laminate flooring, double radiator, over unit lighting, high gloss wall and base units with laminate working surfaces, integrated appliances include: composite one and a half bowl sink with drainer, electric oven/grill, four ring electric hob, contemporary glass illuminated over head extractor fan, tiled to splash backs, fridge freezer, washing machine, telephone point, stairs lead to:

Bathroom

7'02 x 6'11

UPVC opaque window to the rear, three piece white suite comprising of: pedestal wash hand basin, WC, bath with mains plumbed shower, tiled to splash backs, white wall mounted heated towel rail, extractor fan.

Stairs to upper floor

Velux window, contemporary balustrade, doors lead to the following rooms:



Bedroom One

10'10 x 10'2

Velux window, double radiator, fitted wardrobes, wall mounted lighting, door leads to:

En-Suite

6'06 x 4'01

Vinyl flooring, three piece suite comprising of pedestal wash hand basin, WC, shower cubicle with electric shower, white wall mounted heated towel rail, tiled to splash backs, extractor fan.

Bedroom Two

14'7 x 13'6 (to the wardrobe) Wooden sash window to the front, fitted wardrobes, double radiator, wall mounted lighting.

Other details

Tenure - Leasehold - Residue of 999 years Council tax band - A (£1,457.70 per annum) No parking





