



**SHEPHERD ROAD, LYTHAM ST. ANNES  
FY8 3SR**

**£90,000**

- OFFERED WITH NO FORWARD CHAIN - IDEAL FOR FIRST TIME BUYERS OR BUY TO LET INVESTORS
- WELL PRESENTED SPACIOUS FIRST FLOOR FLAT, CONVENIENTLY LOCATED CLOSE TO LOCAL SHOPS, TRANSPORT LINKS AND AMENITIES
- TWO BEDROOMS, LOUNGE, MODERN FITTED KITCHEN WITH INTEGRAL APPLIANCES, UTILITY ROOM, BATHROOM, FRONT GARDEN
- ENERGY RATING C



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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#### Entrance

UPVC double glazed door with opaque glass inserts leads into:

#### Hallway/Stairs and Landing

Cupboard housing the consumer unit and gas and electric meters, stairs lead to the first floor, storage cupboard, wall mounted 'Aperta' door bell system, loft hatch, radiator, doors lead to the following rooms:

#### Lounge

14'06 x 13'02

Large UPVC double glazed window to the rear allowing plentiful light, brand new grey carpet, television and telephone points, fire surround with space for fire, radiator, door leads to:

#### Kitchen

9'03 x 5'10

UPVC double glazed window to the side, selection of high gloss wall and base units with laminate work surfaces, integrated appliances include: 'Lamona' four ring electric hob, 'Lamona' electric oven with grill, 'Lamona' microwave, overhead illuminated extractor fan, 'Lamona' dishwasher, 'Lamona' fridge and freezer, stainless steel sink with drainer, tiled to splash backs, vinyl flooring, radiator, recessed spot lights, UPVC double glazed door with opaque glass insert leads to:

#### Utility Area

UPVC double glazed window to the rear, plumbed for washing machine, vinyl flooring, composite plastic wall and ceiling covering, recessed spot lights, UPVC double glazed rear access door with opaque insert leading to staircase to the rear of the property.

#### Bedroom One

13'06 x 11'08

UPVC double glazed window to the front, brand new grey carpet, cupboard housing 'Ideal' boiler, radiator.



#### Bedroom Two

7'08 x 7'07

UPVC double glazed window to the front, brand new grey carpet, built in wardrobes, radiator.

#### Bathroom

6'05 x 5'05

UPVC double glazed opaque window to the rear, three piece white suite comprising of: WC, pedestal wash hand basin, bath with glass shower screen and overhead electric shower, brand new vinyl flooring, radiator, fully tiled walls, extractor fan.

#### Outside

The front garden belongs to flat 9 and is paved with established shrubs and plants, there is also an outside water tap.

To the rear there is an area to hang washing if required.

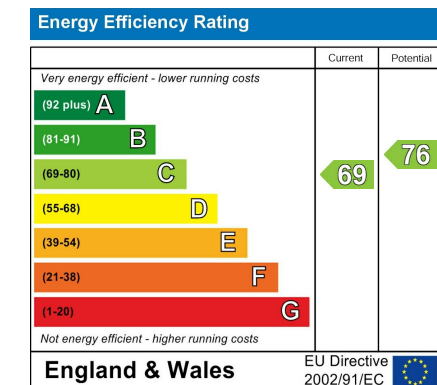
#### Other Details

Tenure - Leasehold - Years remaining 941

Ground Rent - (£12.00 per annum)

Council Tax Band A (£1,533.06 per annum)

Energy Rating C



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