

Glen Eldon Road, Lytham St. Annes, Lancashire

Asking Price: £147,000

Entwistle Green















CHAIN FREE

An outstanding three bedroom first floor maisonette apartment, offered to the market with no onward chain, boasting exceptionally spacious and modern accommodation arranged over two floors. Beautifully presented throughout, this superb property is ideal for a range of buyers seeking generous living space in a convenient and highly regarded residential location within Lytham St. Annes.

Accessed via a communal entrance with stairs leading to the first floor, the property welcomes you into a bright and inviting hallway. The accommodation immediately impresses with a generously proportioned lounge, providing the perfect space for both relaxing and entertaining. The heart of the home is undoubtedly the stylish modern fitted kitchen diner, featuring a range of contemporary units, ample work surface space and plenty of room for dining. A useful adjoining utility room adds further practicality and valuable storage space.

Also located on the first floor is a spacious double bedroom and a modern three-piece bathroom suite, finished to a high standard and offering a sleek, contemporary feel.

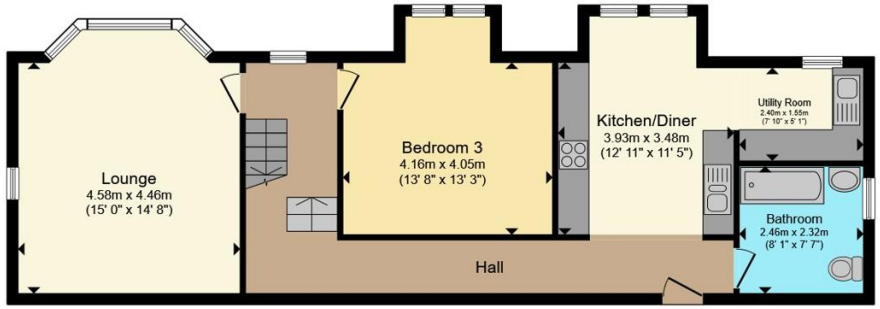
To the second floor, the property continues to impress with two further excellent-sized double bedrooms, both offering ample space for furnishings and enjoying a light and airy atmosphere.

Additional benefits include gas central heating and uPVC double glazing throughout. Externally, the property enjoys front and side garden areas together with the added advantage of off-road parking.

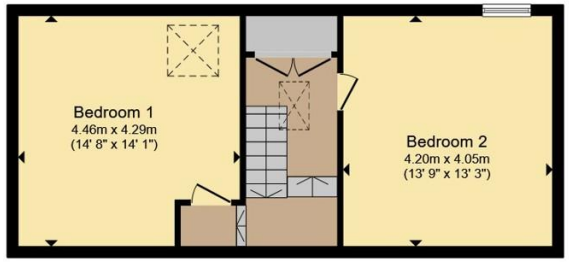
Perfectly positioned, the property is within easy reach of a wide range of local amenities including shops, supermarkets, cafés, restaurants and other everyday conveniences. The beautiful seafront, promenade and the many attractions of both St. Annes and Lytham town centres are also close by. Excellent transport links are readily available, with nearby road connections providing easy access to Blackpool, Preston and the M55 motorway network, while local bus routes and St Annes-on-the-Sea railway station offer convenient public transport options for commuters and those travelling further afield.

Offering an abundance of versatile living accommodation, modern presentation and the significant benefit of being chain free, this outstanding maisonette represents a fantastic opportunity for a variety of purchasers. Early viewing is highly recommended to fully appreciate all that this superb home has to offer.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 123.4 m² (1,329 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **B**

Tenure: **Leasehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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