COUNTY
Estate Agents

St. Annes 01253 **711511**



147 ST. ANNES ROAD EAST, LYTHAM ST. ANNES FY8 3HW

£750 PER MONTH

- IMMACULATELY PRESENTED AND DECEPTIVELY SPACIOUS GROUND FLOOR APARTMENT IN SOUGHT AFTER RESIDENTIAL LOCATION
- CONVENIENTLY CLOSE TO LOCAL SHOPS, BUS ROUTE AND MOTORWAY ACCESS, ALSO A SHORT DISTANCE AWAY FROM ST ANNES TOWN CENTRE AND THE SEA FRONT
- LARGE RECEPTION ROOM - THREE PIECE BATHROOM - LARGE DINING KITCHEN - TWO DOUBLE BEDROOMS
- GENEROUSLY SIZED REAR GARDEN - EPC RATING: D ****AVAILABLE EARLY DECEMBER 2026****

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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.

The Propert Ombudsman

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Entrance
Original timber door with decorative stained glass insert leads into;

Communal Porch
Original tiled floor, skirting boards, coving, door leads into;

Entrance to Flat 1
Entrance gained via solid timber door which leads into;

Hallway
Two radiators, under stairs cupboard with shelving and light, doors lead to the following rooms;

Lounge
19'1 x 15'5
Large UPVC double glazed window to front allowing plentiful light, two radiators, TV point, decorative fireplace, newly carpeted

Bedroom One
17'9 x 12'9
UPVC double glazed window to side, built in wardrobes and drawers, large radiator, telephone point.

Bathroom
9'7 x 4'1
UPVC double glazed opaque window to side, three piece suite comprising of; bath, pedestal wash hand basin and WC, wall mounted mirrored cabinet, radiator, tile effect vinyl flooring.

Bedroom Two
12'3 x 11'10
UPVC double glazed window to side, large radiator, built in wardrobes and drawers.

Dining Kitchen
19'4 x 13'2
UPVC double glazed windows to side and rear, UPVC door leading to rear garden, telephone point, brand new contemporary kitchen with good range of wall and base units and black laminate work surfaces, integrated oven/grill, 4 ring electric hob, stainless steel sink and drainer, space for fridge freezer, space for washing machine, radiator, cupboard housing Ideal boiler, newly carpeted dining area.

Outside
Tarmacked rear garden with sections laid with golden gravel for ease of maintenance,

Other details
Council Tax Band: B

