



Lytham Road, Blackpool, FY1 6ET

Offers in the region of £145,000

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217 & 217A Lytham Road, Blackpool, FY1 6ET

Offers in the region of £145,000



Ground Floor Entrance

Access from main street in the lounge

Lounge

Good size living space with large double glazed window to the front and gas central heating.

Kitchen

A range of wall and base unit with worktop space. The kitchen comes with space for built in hob and oven and has under stair storage. There is access to the utility room from here also.

Bedroom One

Large double bedroom with good storage space. The room benefits from a large double glazed window to the rear and gas central heating.

Bedroom Two

Double bedroom with storage space and heating.

Bathroom

Three piece suite with low flush WC along with a mixed tap wash hand basin and a single panel bath with overhead shower. The bathroom is fully tiled also.

Utility Room

The utility room is plumbed for a washing machine and has space for fridge freezer and this is where the boiler is located. The room also has an access door to the rear garden

First Floor Entrance

Access from main street into the inner hallway that has a staircase leading to the first floor flat.

First Floor Lounge

Great size living area with plenty of natural light the room also comes with gas central heating and dual aspect double glazed windows.

Kitchen

This kitchen is a great size and comes with a range of wall and base units and worktop space. The kitchen also has space for a

washing machine and has a built in double oven and hob. There is a large double glazed window overlooking the rear of the property and has gas central heating. Added to the kitchen space there is a area for dining.

Bedroom One

Large double bedroom situated on the upper floor this room offer great storage space and comes with double glazing and gas central heating.

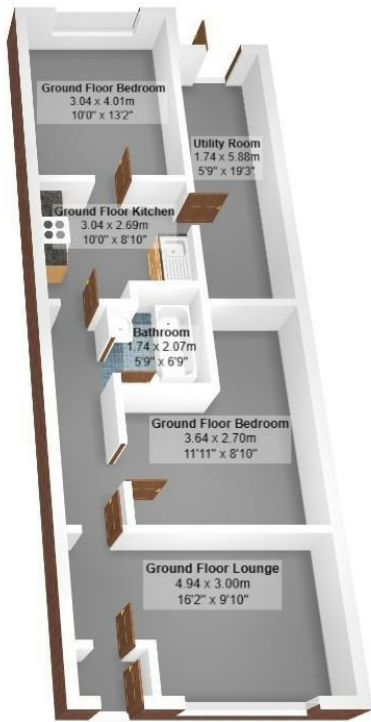
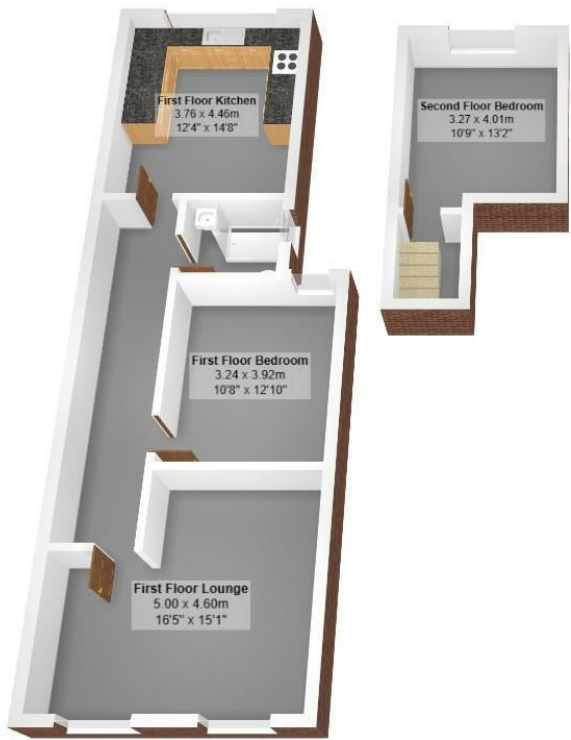
Bedroom Two

Double room with built in storage space. The room also benefits from gas central heating and a double glazed window overlooking the rear.

Bathroom

Newly refurbished bathroom with large walk in shower cubicle with electric shower and a low flush WC and mixer tap wash hand basin with storage.





Total Area: 154.9 m² ... 1667 ft²
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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