



**OTLEY ROAD, LYTHAM ST. ANNES  
FY8 3QX**

**£625 PER MONTH**

- IMMACULATE GROUND FLOOR FLAT IN QUIET CUL DE SAC LOCATION
- CONVENIENTLY CLOSE TO LOCAL SHOPS AND BUS ROUTES
- LARGE LOUNGE - MODERN KITCHEN - DOUBLE BEDROOM - BATHROOM
- AMPLE STORAGE - FRONT GARDEN - ENERGY RATING: D

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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.



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**Entrance**  
UPVC entrance door leads into;

**Porch**  
UPVC double glazed floor to ceiling windows, door leads into;

**Hallway**  
Brand new carpet, radiator, 2 storage cupboards, telephone point, doors lead to the following rooms;

**Bedroom**  
12'8 x 10'7  
Large UPVC double glazed window to front, brand new carpet, radiator, television point, range of fitted wardrobes with matching chest of drawers.

**Bathroom**  
6'1 x 5'11  
Three piece white suite comprising of; bath with overhead shower, pedestal wash hand basin and WC, tiled walls, wall mounted chrome heated towel rail, UPVC double glazed opaque window to side.

**Lounge**  
13' 7 x 12'9  
Large UPVC double glazed window to rear, modern fireplace with marble effect backdrop and hearth housing electric flame effect fire, radiator, television point.

**Kitchen**  
9'4 x 8'1  
Range of modern wall and base units with laminate work surfaces, tiled to splash backs, integrated oven/grill with four ring electric hob and overhead illuminated extractor, stainless steel sink and drainer, washing machine, fridge/freezer, radiator, wall mounted boiler, large UPVC double glazed window to rear, UPVC door with double glazed opaque panel leads to the side of the property.



**Outside**  
There is a low maintenance front garden and shed for storage.

**Other Details**  
Council Tax Band: A

The apartment benefits from new windows and boiler.

