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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COUNTY
Estate Agents

St. Annes 01253 **711511**



19 FAIRHAVEN ROAD, LYTHAM ST. ANNES FY8 1NN

ASKING PRICE £259,950

- DECEPTIVELY SPACIOUS AND BEAUTIFULLY PRESENTED THREE BEDROOM GROUND FLOOR CONVERTED APARTMENT A STONES THROUGH AWAY FROM THE BEACH - OFFERED WITH NO CHAIN
- PERFECTLY LOCATED FOR ST ANNES SEA FRONT, FAIRHAVEN LAKE, ST ANNES TOWN CENTRE, LOCAL SHOPS AND TRANSPORT LINKS
- THREE BEDROOMS(EN-SUITE SHOWER ROOM TO SECONDARY BEDROOM) - SPACIOUS RECEPTION ROOM - MODERN FITTED KITCHEN - DINING ROOM - CONTEMPORARY FOUR PIECE BATHROOM
- PRIVATE ENTRANCE - SUBSTANTIALLY SIZED REAR GARDEN - OFF ROAD PARKING SPACE - EPC RATING: D

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Communal Entrance
Solid timber door with glazed inserts leads into:

Communal Entrance Vestibule
Decorative tiled flooring, door leading into:

Communal Hallway
Fire alarm system, decorative tiled flooring, picture rail, skirting boards, stairs leading to the upper floors, door leading into apartment one.

Entrance Hallway
Decorative tiled flooring, skirting boards, under stairs storage cupboard, separate fitted cupboard providing further storage space, doors lead into the following rooms:

Bedroom One
16' x 13'5
Large UPVC double glazed walk in bay window to the front allowing an abundance of natural light, radiator, fitted wardrobe, coving.

Bedroom Three
10'4 x 6'5
UPVC double glazed window to the side, large radiator.

Bedroom Two
11'7 x 12'5
Large UPVC double glazed walk in bay window to the side, further UPVC double glazed window to the rear, radiator, fitted wardrobe, coving, door leading into:

En-Suite Shower Room
8'1 x 4'4
Three piece suite comprising of: waterfall style shower with further shower attachment in curved shower cubicle, vanity wash hand basin and WC, wall mounted heated towel rail, extractor vent, decorative tile effect vinyl flooring, part tiled walls.

Lounge
18'8 x 12'8
UPVC double glazed walk in bay window to the side with further UPVC double glazed window to the side, double radiator, tiled fireplace with space for freestanding electric fire, cupboard housing the fuse box and meters, television and full fibre broadband points, coving.

Kitchen
12'8 x 8'
Good range of contemporary soft closing wall and base units, wood effect laminate work surfaces, overhead illuminated extractor hood, integrated 'Lamona' appliances include: electric hob, electric oven and fridge freezer, plumbed for a washing machine, decorative tile effect vinyl flooring, part tiled walls, recessed spotlights, UPVC double glazed window to the side, door with double glazed opaque inserts leads out to the rear garden. The kitchen opens up to:

Dining Room
8'10 x 8'
UPVC double glazed opaque window to the side, radiator, decorative tile effect vinyl flooring, space for table and chairs, door leading into:

Bathroom
9'7 x 7'9
Modern four piece suite comprising of: bath with shower attachment, waterfall style shower with further shower attachment within curved shower cubicle, vanity wash hand basin and WC, wall mounted heated towel rail, extractor vent, decorative tile effect vinyl flooring, part tiled walls, recessed spotlights, loft hatch.

Outside
The front is block paved and bordered by tall hedges providing off street parking for all apartments with wooden gate to the side allowing private access to the apartment. The generously sized rear garden is laid with white stone chippings bordered by shrubs and bushes ideal for entertaining guests or relaxing in, immediately to the side of the property is a spacious patio paved area an ideal place for garden furniture.

Other Details
Tenure: Leasehold
Number of years left on the lease: 847 years left on the lease
Maintenance charge: £1,780.00 per annum which covers the garden maintenance, communal cleaning, buildings insurance, communal electricity and window cleaning.
Council Tax Band: B

* The seller would consider leaving some items in the property as part of a sale *

