



ANSDELL ROAD SOUTH, LYTHAM ST. ANNES
FY8 5PG

£795 PER MONTH

- TWO BEDROOM GROUND FLOOR FLAT (BEDROOMS AND BATHROOM ARE LOCATED DOWN A SPIRAL STAIRCASE)
- LOUNGE - KITCHEN - BATHROOM - TWO BEDROOMS
- SUPERB LOCATION A SHORT WALK FROM THE SEA FRONT AND FAIRHAVEN LAKE
- ENERGY RATING D - AVAILABLE END OF AUGUST 2026



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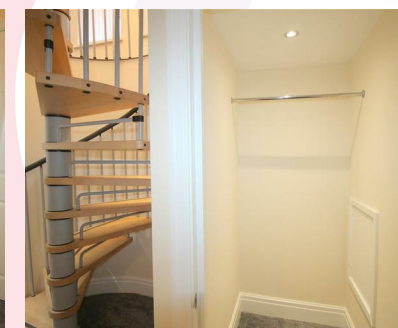
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We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition 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
Situating on the ground floor, door into;

Lounge
19'10 x 13'08
UPVC double glazed windows to side and rear, log burning effect gas stove, two sets of double radiators, television & telephone points, coving, recessed spotlights, spiral staircase leading down to the basement level, door into;

Kitchen
10'01 x 5'09
UPVC double glazed window to rear, range of contemporary fitted wall and base units with wood effect laminate work surfaces, stainless steel sink and drainer, integrated electric oven, microwave, washing machine, four ring gas hob with overhead illuminated extractor, tile effect vinyl flooring, radiator, recessed spotlights, extractor fan.

Basement Hallway
Aforementioned staircase leads to basement hallway, radiator, recessed spotlights, doors to the following rooms;

Bathroom
14'09 x 5'07
Large stunning bathroom with four piece suite comprising; bath, large shower cubicle, vanity wash hand basin, WC, tile effect vinyl flooring, heated towel rail, recessed spotlights, extractor fan.

Bedroom One
12'04 x 9'02
UPVC double glazed window to rear, radiator, television & telephone points, coving, recessed spotlights.

Bedroom Two
12'4 x 9'2 to widest point
UPVC double glazed window to side, radiator, built in single robe, coving, recessed spotlights.



Outside
To the front the communal garden is laid to lawn and has a block paved path.

Other Details
Council Tax Band: A

