



Lytham
Estate Agents

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Flat 4, 24 St Thomas Road, Lytham St Annes FY8 1JL

£119,000

Spacious Period Two-Bedroom Apartment in Prime Location Minutes from the Seaside with a Private Garage. Viewing Essential!



Communal Entrance

A large, solid timber door opens into the communal entrance hallway, with a staircase leading to the upper floors. A timber door provides access to the private entrance hallway.

Hallway

Featuring an entry phone system and a convenient under-stair cupboard offering plenty of storage space. Solid timber doors lead to the lounge, bedrooms, and shower room.

Lounge

A spacious lounge featuring a large UPVC double-glazed leaded bay window to the front, filling the room with natural light. The room is complemented by a radiator, an electric fire with a decorative wooden surround, and a marble backdrop and hearth. Additional character is provided by a picture rail and ceiling coving.

Kitchen

A bright and well-equipped kitchen with UPVC double-glazed windows to the rear. Fitted with a range of wall and base units, laminate work surfaces, and a stainless-steel sink with drainer. Integrated appliances include a 'Diplomat' four-ring gas hob and oven. The kitchen is also plumbed for a washing machine and includes a 'Glow-worm' combi boiler. There is ample space for a fridge/freezer, along with a radiator and an extractor fan for added convenience.

Bedroom One

A generous double bedroom with a UPVC double-glazed window to the rear. The room has a radiator, carpeted flooring and fitted wardrobes, offering ample storage space.

Bedroom Two

A well-proportioned second bedroom with a UPVC double-glazed window to the side, providing good natural light. The room also benefits from a radiator and carpeted flooring.

Shower Room

A modern three-piece suite comprising a pedestal wash hand basin, WC, and a large walk-in shower. The room features part-tiled walls, a wall-mounted heated towel rail, and a mirror-fronted cabinet. Tiled flooring and an extractor fan complete the room.

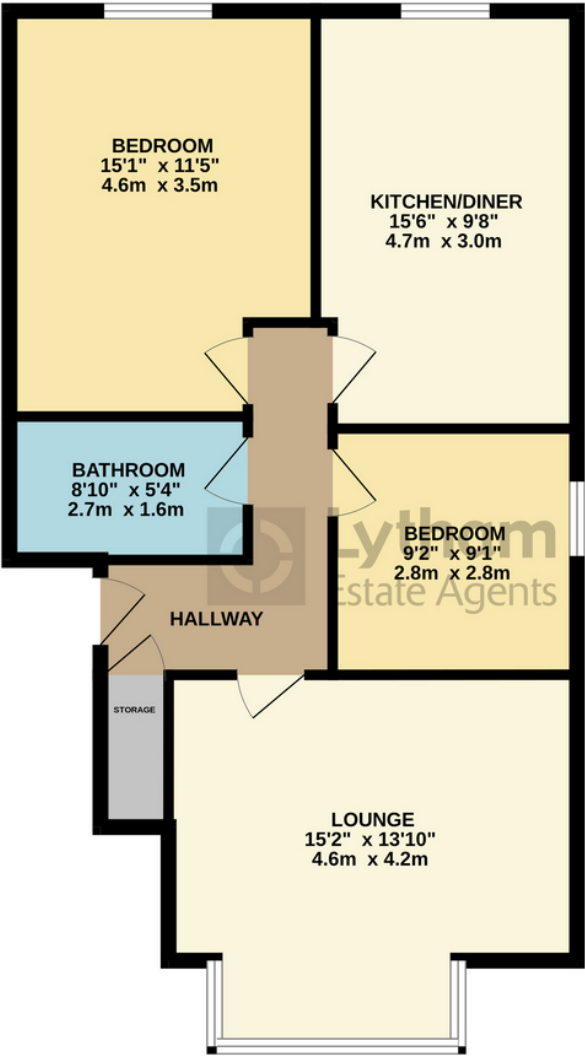
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Floor Plans

GROUND FLOOR
711 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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