



**21a West Bank Avenue, Lytham St. Annes FY8 5RB**

**£320,000**

*Spacious Three-Bedroom First-Floor Apartment in Prime Lytham Location – Ideal for Homeowners or Investors, Viewing Essential!*



**Lounge**

A spacious and inviting lounge featuring a large front-facing double-glazed bay window. Additional highlights include a radiator, pendant light, wall lighting, and decorative ceiling coving. A side door provides access to the entrance hallway.

**Kitchen Diner**

Fitted with a range of modern wall and base units, complemented by laminate work surfaces and a tiled splashback. The kitchen is equipped with integrated appliances, including a four-ring gas hob with an extractor fan, an oven, a microwave, and a fridge freezer, with additional space for a washing machine. A kitchen sink with a mixer tap is positioned beneath a side-facing double-glazed window. Vinyl flooring, ceiling downlighting, a wall-mounted intercom system, and a radiator complete the room. There is also ample space for a dining table and chairs.

**Hall**

Spacious hallway with carpeted flooring, decorative coving, and a skylight. Two pendant lights, two radiators, and doors leading to all rooms.

**Bedroom One**

A generous double bedroom with two side-facing double-glazed windows, carpeted flooring, and a radiator. The room benefits from downlighting, wall lighting, a built-in storage cupboard, and an en-suite shower room.

**Ensuite**

A modern, fully tiled en-suite featuring a WC with a button flush, a wash basin with a mixer tap, and a step-in shower cubicle with an overhead shower. Ceiling downlighting and an extractor fan complete the space.

**Bedroom Two**

A well-proportioned double bedroom with carpeted flooring, a side-facing double-glazed window, a radiator, decorative coving, and ceiling downlighting.

**Bedroom Three**

Another spacious double bedroom with a rear-facing double-glazed window, carpeted flooring, a radiator, downlighting, and wall lighting.

**Bathroom**

A stylish, fully tiled bathroom featuring a three-piece suite comprising a WC with a button flush, a wash basin with a mixer tap, and a freestanding bath with a mixer tap. A side-facing obscured double-glazed window. Ceiling downlighting and an extractor fan complete the space.

**Cloaks/WC**

A fully tiled cloakroom with a rear-facing obscured double-glazed window. Includes a WC with a button flush, a wall-mounted wash basin with a mixer tap, a radiator, and ceiling downlighting.

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# Floor Plans

GROUND FLOOR  
1214 sq.ft. (112.8 sq.m.) approx.



**Lytham**  
Estate Agents

TOTAL FLOOR AREA : 1214 sq.ft. (112.8 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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