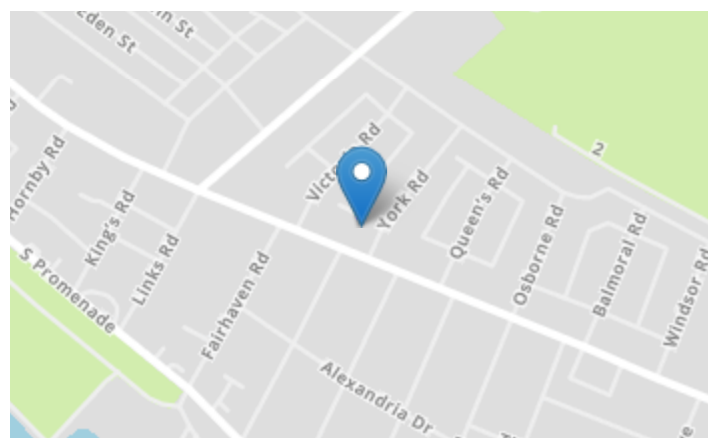


FIRST FLOOR



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**Hallstone Lodge, Flat 5, 247 Clifton Drive South,
 Lytham St Annes, Lancashire, FY8 1HW**



- First Floor Purpose Built Apartment
- Chain Free
- Large Dining Lounge
- 2 Bedrooms
- 2 Bathrooms
- Lift To All Floors
- Garage



£160,000

Leasehold
 Energy Efficiency Rating: B

Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -
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Hallstone Lodge, Flat 5, 247 Clifton Drive South,

Lytham St Annes, Lancashire, FY8 1HW

£160,000

Just a short stroll from the sea front and close to local amenities is this Chain Free First Floor Apartment. The property is deceptively spacious and comprises a large reception, fitted kitchen, 2 double bedrooms, master with an en-suite and a further bathroom. There is a lift, landscaped communal gardens and a garage to the rear. The property would benefit from some modernisation. Viewing highly recommended.

Tenure: Leasehold

Council Tax: Band E

Service Charge: £928 pa



First Floor

Hallway

7' 02" x 21' 02" (2.18m x 6.45m) Entrance door to the spacious hallway with two storage cupboards with shelving and additional storage space, the hallway also has a wall storage heater.

Lounge

13' 00" x 24' 03 into bay" (3.96m x 7.39m) Spacious lounge with a upvc double glazed walk-in bay window unit to the front elevation, living flame effect electric fire unit set in an ornate fireplace surround, wall mounted storage heater. The room is also spacious enough to carry room for a dining table.

Kitchen

8' 02" x 15' 10" (2.49m x 4.83m) Fitted with a matching range of base and eye level units, cornice trims, drawers and round edged worktops. Integrated appliances include an electric four ring halogen hob with separate oven and grill units. Integrated fridge and freezer, space and plumbed for an automatic washing machine, upvc double glazed window unit to the front elevation.

Bathroom

6' 01" x 6' 01" (1.85m x 1.85m) Fitted with a three piece bathroom suite comprising of a deep panelled bath with shower unit over, low level WC and vanity sink unit.

Bedroom 1

11' 00" x 14' 11" (3.35m x 4.55m) Fitted with a full range of wardrobe and dressing table units with hanging rails, shelving and additional storage space, upvc double glazed window unit to the rear elevation and access to:

En-Suite Shower Room

Fitted with a three piece en-suite shower room comprising of a shower cubicle, low level WC and vanity sink unit.

Bedroom 2

9' 04" x 11' 00" (2.84m x 3.35m) Spacious second bedroom with a upvc double glazed window unit to the front elevation..

External

Garage

To the rear of the main property block is an allocated garage with an up and over door access.

