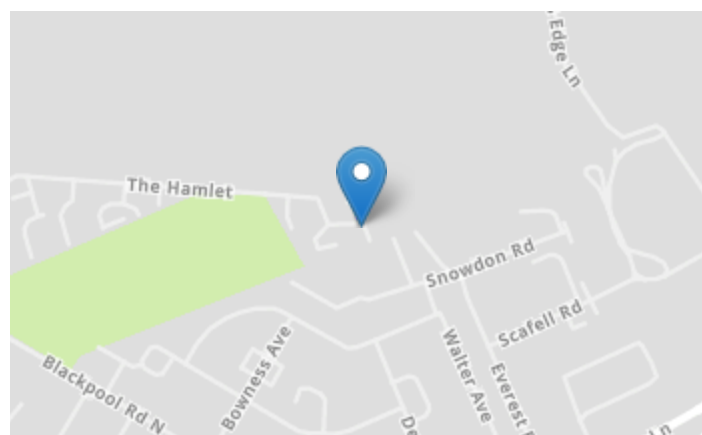
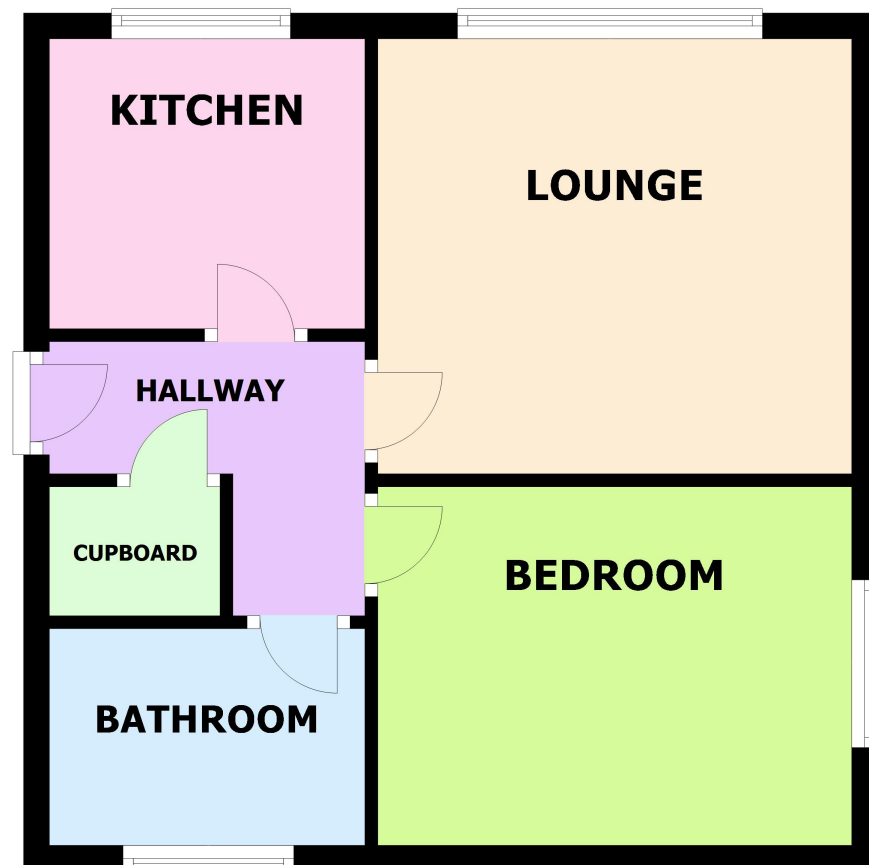




FIRST FLOOR



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24 Whitethorn Mews, Lytham St Annes, Lancashire, FY8 3XE

- First Floor Apartment
- Direct Access To Private Garden
- Double Bedroom
- Allocated parking space
- Viewing Highly Recommended
- EPC Rating C



£87,500

Leasehold
Energy Efficiency Rating:



24 Whitethorn Mews, Lytham St Annes, Lancashire, FY8 3XE £87,500

This Well Presented First Floor Apartment set in a quiet location in a popular development benefits from having its own private garden. There is a private landing before you enter the apartment. The accommodation comprises a Lounge, fitted kitchen, double bedroom, bathroom. CCTV installed. Early viewing is highly recommended.

Council Tax: Band A
Tenure: Leasehold Ground Rent: £40 pa
Service Charge: £121 pa



Ground Floor
Entrance Hall
Glazed front door with entryphone system, stairs leading to a private landing, rear door with access to the private garden.

First Floor
Landing
Private L-shaped landing, double glazed windows to the front and rear
Hall
Entryphone, loft hatch with a pull down ladder with access to the part boarded loft, radiator, storage cupboard (with light) door to:

Lounge
3.68m (12'1") x 3.36m (11')
Panel glazed door, wood frame double glazed window overlooking the private garden, Tv point, Telephone point. Feature electric fire with modern surround, radiator,

Kitchen
2.45m (8') x 2.25m (7'4")
Fitted with a matching range of base and eye level units, with black worktop over,

four ring gas hob with extractor hood, electric fan assisted oven, space for fridge freezer, plumbing for washing machine, stainless steel sink with a single drainer and mixer tap, part tiled walls, combination boiler, wood frame double glazed window overlooking the private garden.

Double Bedroom
3.68m (12'1") x 2.79m (9'2")
Wood frame double glazed window overlooking the garden, telephone point, Tv point, radiator

Bathroom
Pannelled bath with electric shower over, shower rail, low level wc, wash hand basin, part tiled walls, obscure wood frame double glazed window,

External
Parking
Allocated Parking Space, visitor parking
Private Garden
Accessed by the ground floor rear door, mainly laid to lawn with established shrub borders.

