



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Queens Manor, Bailey Avenue, Lytham St Annes, FY8 1E | Price £270,000  
Call us today on 01253 362640



### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**\*\*IMMACULATE FULLY FURNISHED MODERN SHOW HOME STYLE GROUND FLOOR APARTMENT IN A BEAUTIFUL BUILDING WITH A GARDEN & NO ONWARD CHAIN\*\* Fully Furnished Immaculately Converted Ground Floor Apartment with the feel of a High End Boutique Hotel comprising Fantastic Open Plan Living/Dining Kitchen Space with High Ceilings and Period Features, Two Double Bedrooms with a Fabulous En-suite Shower Room to Master and a Stylish 3 Piece Bathroom, Allocated Parking, Enclosed Rear Garden, No Onward Chain Involved**

**COMMUNAL ENTRANCE**

Intercom system, hardwood flooring, many original period features

**HALLWAY**

Hardwood entrance door, Karndean flooring, electric heater, decorative cornice style ceiling, airing cupboard

**LIVING/DINING/KITCHEN SPACE**

24'2" x 15'3"

Fantastic open plan living/dining/kitchen space, media wall housing flat screen tv, Karndean flooring, decorative cornice style ceiling, double glazed windows to front with wooden shutters, open plan to Dining Kitchen Area

**KITCHEN**

Stylish Fitted Kitchen with a matching range of base, tower & wall units with granite worktops & matching upstands, 1 & 1/2 bowl stainless steel sink with mixer taps, built under electric oven, ceramic hob with extractor hood over, integrated fridge freezer, integrated dishwasher, integrated washing machine

**BEDROOM 1**

17'4" x 12'8"

Double glazed windows to rear with wooden shutters, electric heater, stylish built in headboard, media wall housing flat screen tv, fitted wardrobes

**ENSUITE SHOWER ROOM**

6'8" x 6'3"

Amazing en-suite shower room with a stylish black 3 piece suite comprising low level wc, vanity wash hand basin with storage under, shower enclosure, tiled walls, tiled floor, back lit mirror, double glazed window to rear

**BEDROOM 2**

13'8" x 9'2"

Double glazed window to rear with wooden shutters, electric heater, stylish built in headboard, fitted wardrobes

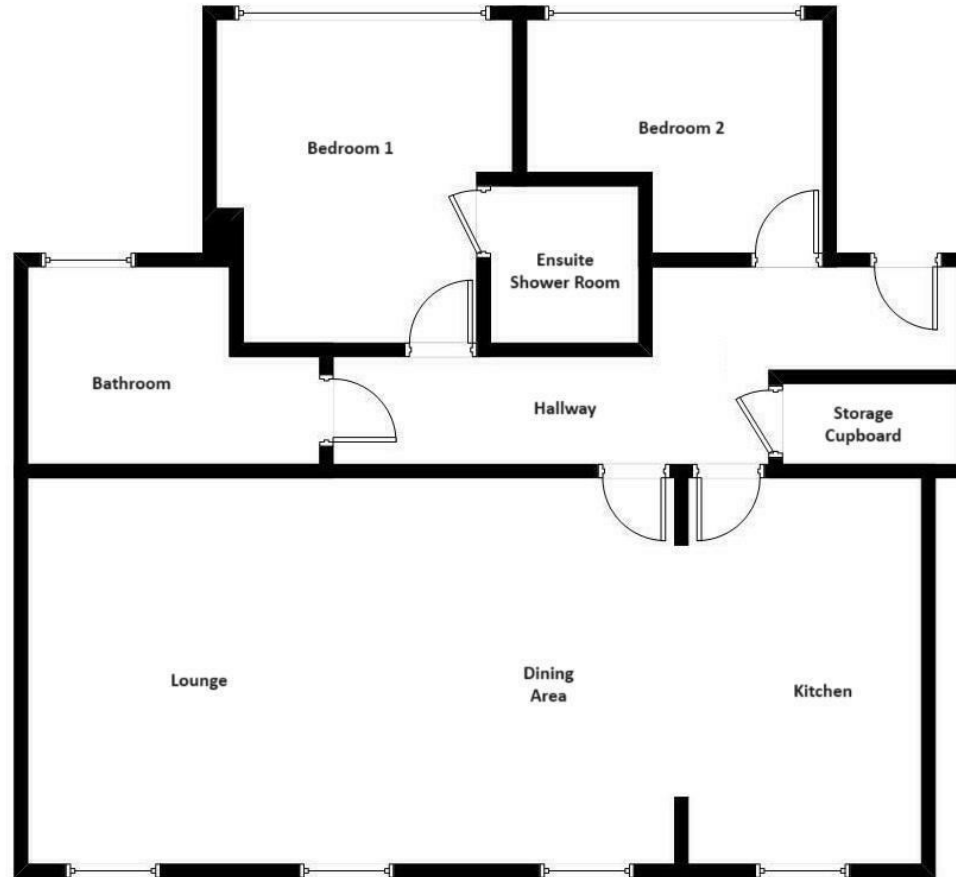
**BATHROOM**

7'11" x 6'7"

Fitted with a stylish black 3 piece suite comprising low level wc, roll top bath, vanity wash hand basin with storage under, tiled walls, tiled floor, double glazed window to rear

**OUTSIDE**

Block paved Private enclosed garden area to the rear, Off road allocated parking with plenty of visitor spaces



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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