



HUNTERS[®]
HERE TO GET *you* THERE

Dawlish Lodge, Clifton Drive North, Lytham St. Annes | Price £169,950
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.

****WELL PRESENTED GROUND FLOOR FLAT IN A GREAT LOCATION WITH NO ONWARD CHAIN** Well Presented Ground Floor Flat comprising Communal Entrance for just 4 flats, Hallway, Lounge, Kitchen, Two Double Bedrooms, Bathroom, Communal Gardens, Allocated Parking, No Chain Involved, Council Tax Band C**

Communal Entrance

Secure communal entrance for just four flats directly next to the allocated parking space

Hallway

Store cupboard, airing cupboard housing hot water cylinder, electric heater, wooden flooring

Lounge

10'6 x 17'4

Double glazed walk in bay window to front, electric heater, fireplace

Kitchen

6'1 x 13'4

Fitted base and wall units with round edge worktops, integrated fridge & freezer, plumbing for washing machine & dishwasher, stainless steel sink with mixer taps and tiled splashbacks, electric oven, ceramic hob with extractor hood over, double glazed windows to front & side

Bedroom 1

13'7 x 6'5

Double glazed bay window to side, electric heater, fitted wardrobes

Bedroom 2

7'9 x 13'6

Double glazed window to side, electric heater

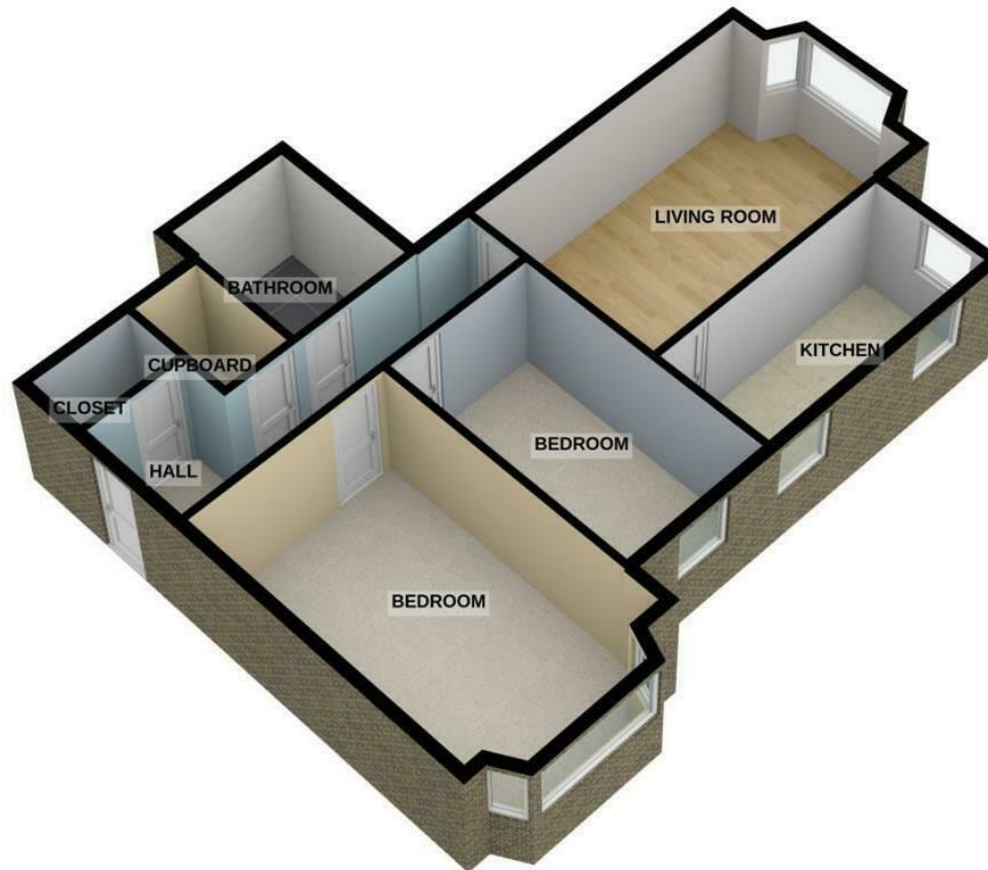
Shower Room

6'6 x 6'11

Fitted with a stylish 3 piece suite comprising low level wc, walk in shower enclosure, vanity wash hand basin with storage under, tiling & cladding to walls

Outside

Allocated parking space, well maintained communal gardens



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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