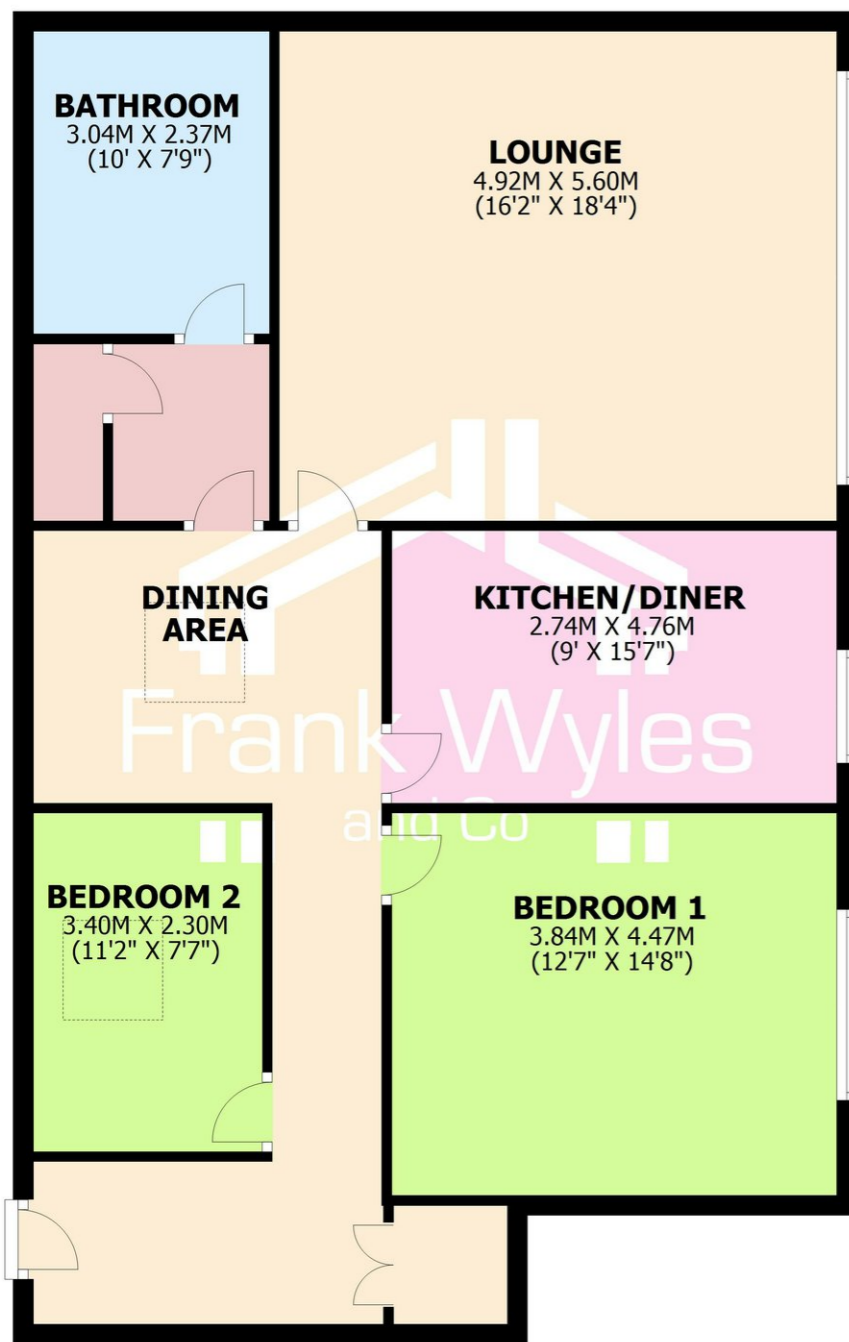


FIRST FLOOR
APPROX. 101.2 SQ. METRES (1089.2 SQ. FEET)



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**10 Silverburn,
Lytham St. Annes FY8 3HQ**

- First Floor Purpose Built Apartment
- Close To Many Amenities
- Large Reception & Dining Kitchen
- 2 Double Bedrooms
- Secure Parking In Communal Garage
- Some Modernisation Required
- Viewing Highly Recommended

£119,950
Leasehold



Nestled within the well-regarded development on St Annes Road East, this first-floor apartment offers a surprisingly generous living space that is sure to exceed your expectations. Conveniently situated in proximity to numerous local amenities, this chain-free apartment presents a wealth of opportunities for comfortable living.

Boasting a sizeable reception room, a fitted dining kitchen, two spacious double bedrooms, and a modern bathroom. Furthermore, the added convenience of secure parking within the communal garage adds an extra layer of appeal. With all these features and more, an early viewing is strongly advised to seize this exceptional opportunity.

Tenure: Leasehold

Council Tax: Band C
Service Charge: £1,560 pa



Communal Entrance

Secure entrance with entry phone system, stairs leading to the first floor

First Floor

Entrance Hall

Secure front door, ceiling cornice, storage heater, large storage cupboard, entry phone system, opening into a central dining area with a further storage heater with ceiling light well, door to:

Lounge 5.60m (18'4") x 4.92m (16'2")

Large UPVC double glazed windows overlooking the communal gardens to the side, two storage heaters, ceiling cornice, four wall lights, telephone point, TV point feature electric fire with marble hearth and surround.

Kitchen/Diner 4.76m (15'7") x 2.74m (9')

Original fitted kitchen with a matching range of base and eyelevel kitchen cabinets with countertop over stainless steel sink with drainer and taps, extractor fan, four ring electric hob, integrated Neff oven, plumbing for washing machine, space for fridge freezer, tiled splashback's, UPVC double glaze window to the side, ceiling cornice.

Bedroom 1 4.47m (14'8") x 3.84m (12'7")

UPVC double glazed window to the side storage heater, fitted bedroom suite comprising three double wardrobes, chest of drawers, dressing table and bedside cabinets, ceiling cornice.

Bedroom 2 3.40m (11'2") x 2.30m (7'7")

Ceiling cornice, fitted bedroom suite comprising bedside cabinets and fitted wardrobe, further storage cupboard, two wall lights, ceiling windows.

Inner Hallway

Leading to the bathroom, storage cupboard housing immersion tank, door to:

Bathroom

Five piece suite comprising shower enclosure with electric shower, adjustable shower head, wash hand basin with taps, low-level WC, walk in bath with mixer tap and shower head attachment, part tiled walls, extractor fan.

External

Set in immaculate communal gardens, communal parking to the front. Secure parking space in communal garage with electric door, plenty of storage to the end of the parking space.

