



Flat 2, 417 Lytham Road, Blackpool

Blackpool

Offers Over £85,000



## Flat 2

417 Lytham Road, Blackpool

Situated in the vibrant heart of Blackpool, this well-presented two-bedroom first floor flat offers an excellent opportunity for both investors and homebuyers seeking comfort and convenience. The property is ideally positioned within close proximity to local amenities, transport links, and reputable schools, making it a practical choice for a wide range of residents. Upon arrival, you are greeted by an entrance vestibule that leads into a welcoming entrance hallway, with stairs ascending to the main flat. The spacious landing provides access to all principal rooms, including a bright and airy kitchen/diner that is perfect for both everyday meals and entertaining guests. The lounge is generously proportioned, offering a relaxing retreat after a busy day. The property features two well-sized bedrooms, each designed to accommodate a variety of furnishings and personal touches. In addition, there is a separate WC and a modern bathroom, providing convenience for family life or sharers. Currently tenanted, the property yields a monthly income of £600, making it an attractive investment opportunity with immediate returns. The layout is thoughtfully designed to maximise space and functionality, ensuring a comfortable living experience. Whether you are looking to expand your property portfolio, secure a first-time home, or relocate to a sought-after area, this flat is sure to impress with its blend of practicality and potential. The surrounding area offers a wealth of amenities, including shops, supermarkets, cafes, and public transport options, all within easy reach. Local schools are also nearby, making this an ideal location for families or professionals. The flat's neutral décor provides a blank canvas for personalisation, allowing new owners or tenants to make the space their own. Additional features such as gas central heating and double glazing further enhance the comfort and efficiency of the home. This property combines a convenient location with a well-maintained interior and secure parking, ticking all the boxes for modern urban living. Early viewing is highly recommended to fully appreciate the quality and potential of this appealing first floor flat in one of Blackpool's most accessible neighbourhoods. For further information or to arrange a viewing, please contact our office and take the first step towards making this versatile property your next investment or home.

Council Tax band: TBD

Tenure: Freehold







#### Entrance Vestibule

3' 8" x 8' 0" (1.12m x 2.45m)

#### Entrance Hall

7' 8" x 4' 4" (2.34m x 1.31m)

#### Landing

9' 11" x 8' 7" (3.01m x 2.62m)

#### Kitchen/Diner

13' 3" x 8' 8" (4.05m x 2.64m)

#### Bedroom 1

13' 4" x 14' 4" (4.06m x 4.37m)

#### WC

2' 11" x 5' 4" (0.90m x 1.63m)

#### Bathroom

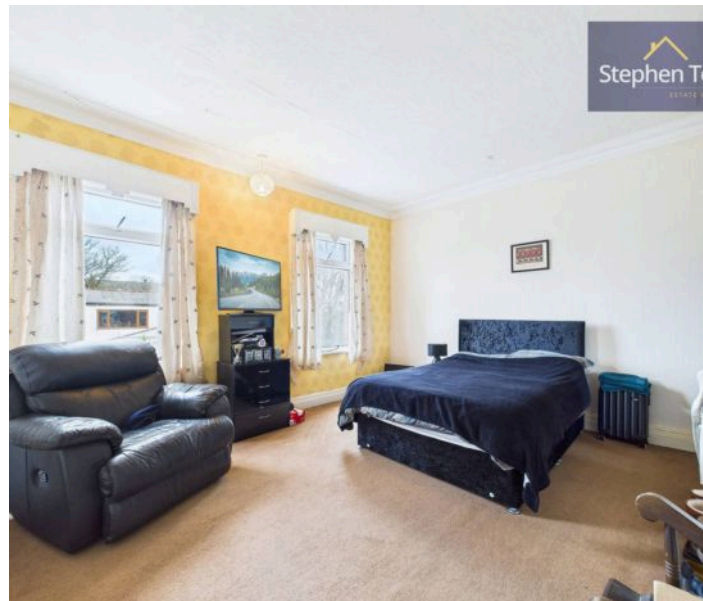
6' 7" x 7' 11" (2.01m x 2.41m)

#### Lounge

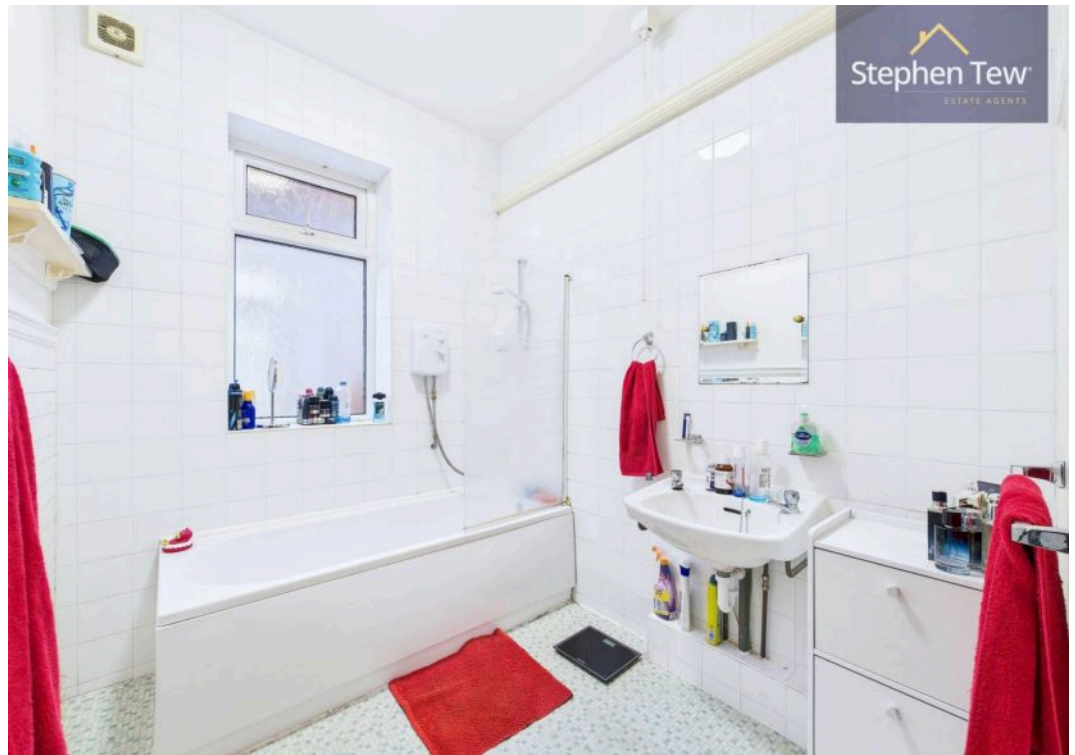
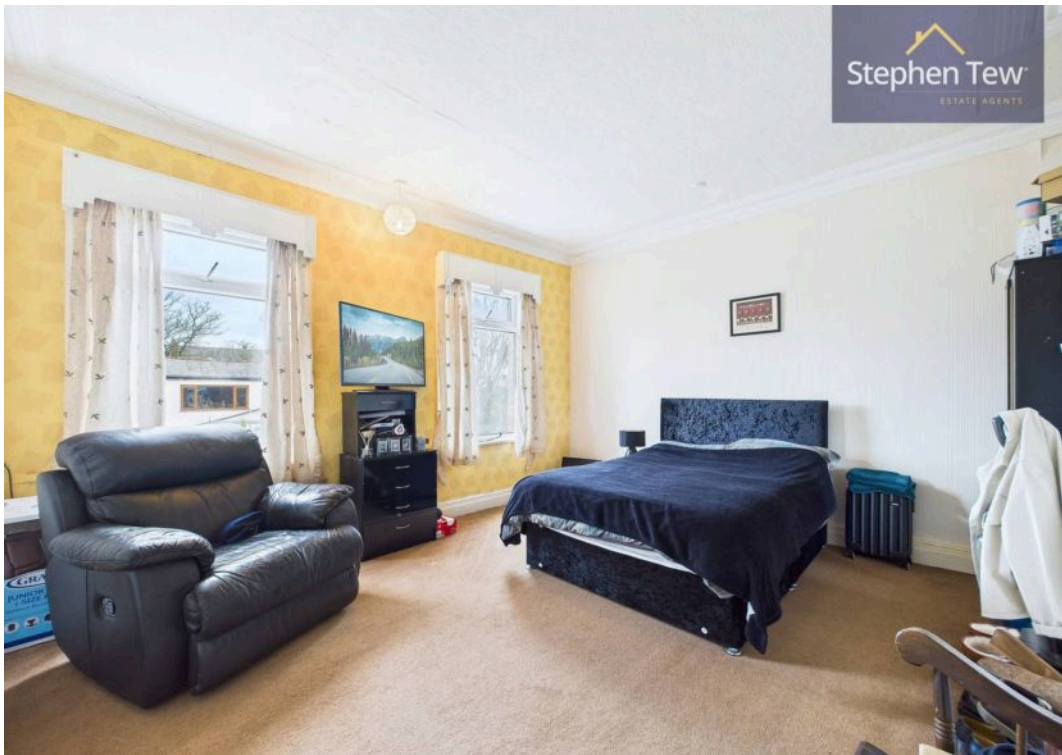
13' 6" x 14' 6" (4.12m x 4.42m)

#### Bedroom 2

13' 6" x 8' 11" (4.11m x 2.72m)

















## Stephen Tew Estate Agents

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