



Flat 1, 540 Lytham Road, Blackpool

Blackpool

Offers Over £135,000

Flat 1

540 Lytham Road, Blackpool

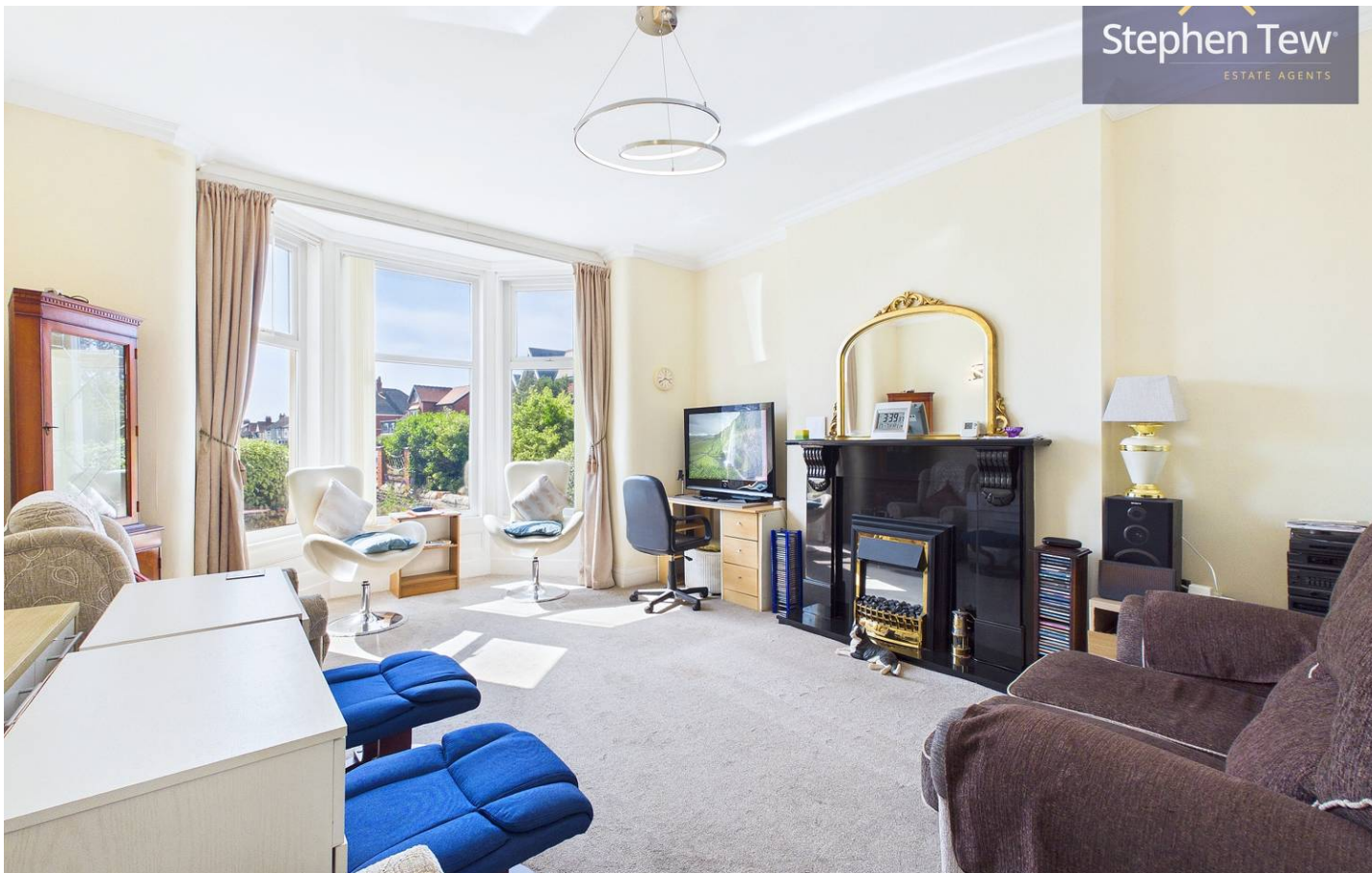
Presenting a well-appointed two bedroom ground floor flat situated in a highly sought after location, offering convenient access to local amenities, reputable schools and excellent transport links. The property is entered via a communal hallway leading into a welcoming entrance hallway, which provides access to all principal rooms. The spacious lounge is ideal for relaxation and entertaining, while the dining kitchen is fitted with integrated appliances, offering ample space for both meal preparation and casual dining. Both bedrooms are generously proportioned doubles, with the master bedroom benefitting from an en-suite shower room for added privacy and comfort. The main bathroom is stylishly presented and fitted with a contemporary suite. Throughout the property, uPVC double glazing and gas central heating ensure a comfortable and energy-efficient living environment. Additional practical features include a private garage and a driveway providing off street parking. This property is offered to the market with no onward chain, making it an excellent opportunity for both first time buyers and those seeking to downsize or invest. Early viewing is highly recommended to fully appreciate the quality and convenience of this attractive ground floor flat.

Council Tax band: B

Tenure: Leasehold

- Ground Floor Flat in a Sought After Location in Close Proximity to Local Amenities, Schools and Transport Links
- Communal Hallway, Entrance Hallway, Lounge, Bathroom, Dining Kitchen
- Hallway, 2 Double Bedrooms (Master Bedroom Complete with En-suite)
- East Facing Rear Garden with a Garage
- uPVC Double Glazing, Gas Central Heating, Integrated Appliances in the Kitchen
- Driveway for Off Street Parking
- No Onward Chain





Communal Entrance Vestibule
4' 6" x 4' 11" (1.37m x 1.49m)

Communal Hallway
19' 4" x 6' 0" (5.89m x 1.82m)

Entrance Hallway
4' 8" x 4' 1" (1.41m x 1.25m)

Lounge
14' 6" x 13' 7" (4.41m x 4.14m)

Bathroom
4' 7" x 8' 4" (1.40m x 2.55m)

Dining Kitchen
8' 9" x 12' 4" (2.67m x 3.76m)

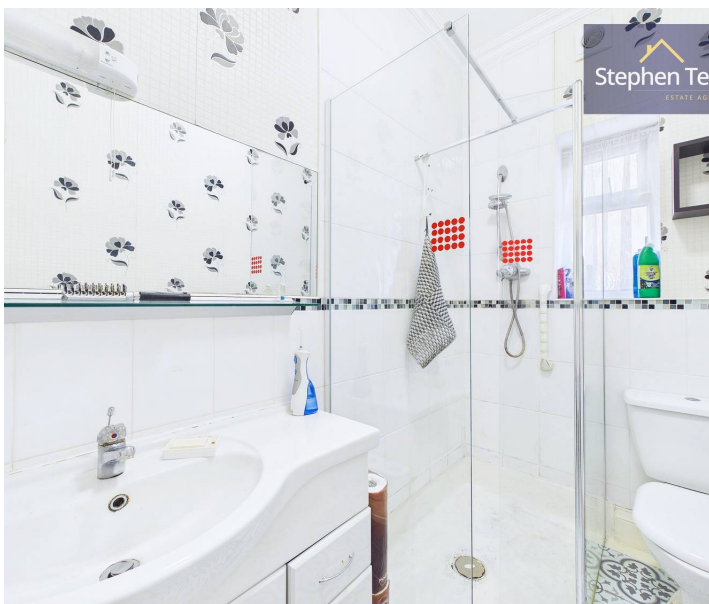
Hallway
3' 7" x 5' 10" (1.08m x 1.78m)

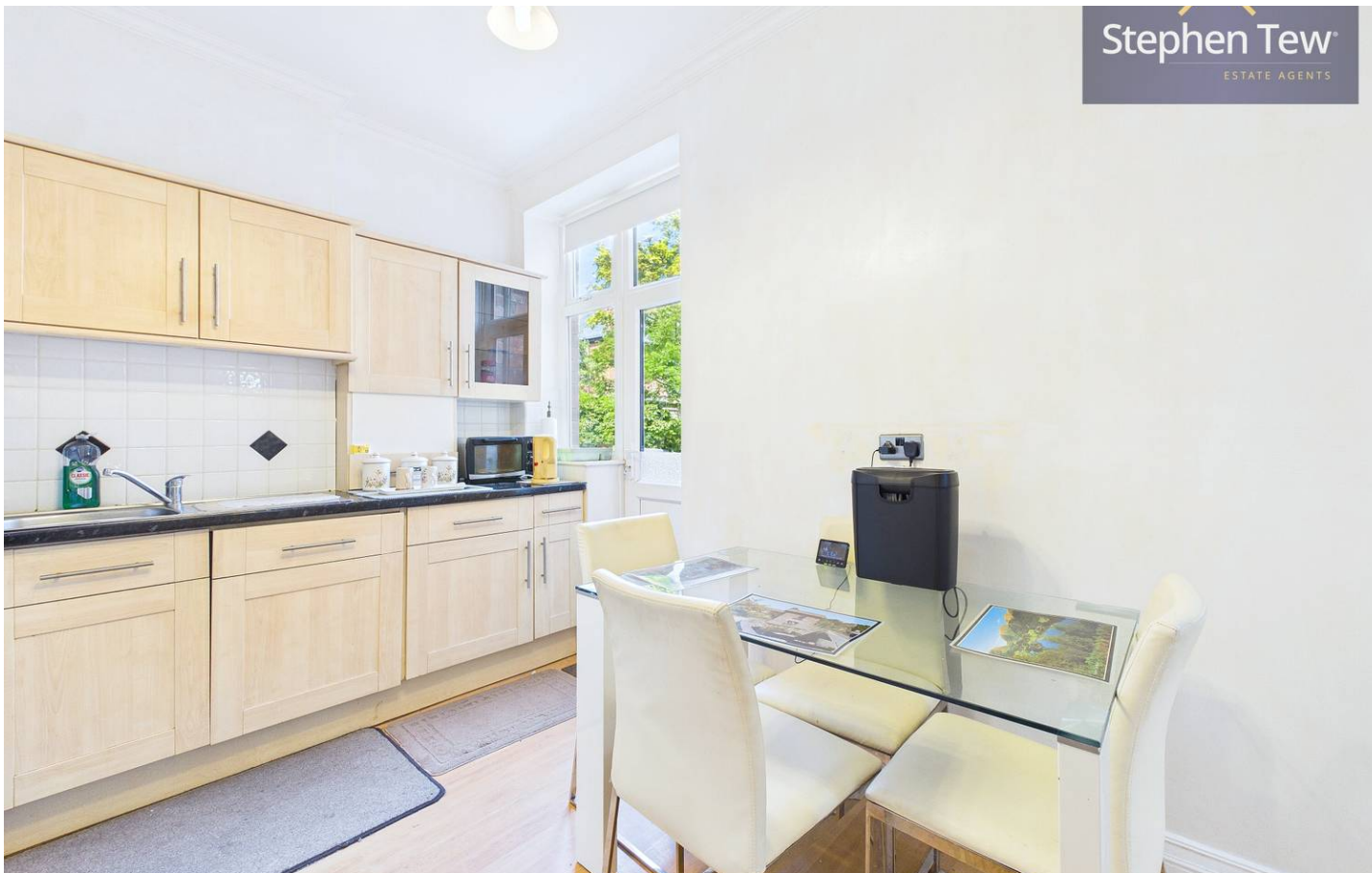
Hallway
12' 2" x 3' 5" (3.70m x 1.03m)

Bedroom 2
12' 2" x 8' 9" (3.72m x 2.66m)

Bedroom 1
13' 9" x 12' 10" (4.18m x 3.90m)

En-suite
3' 4" x 9' 1" (1.01m x 2.76m)





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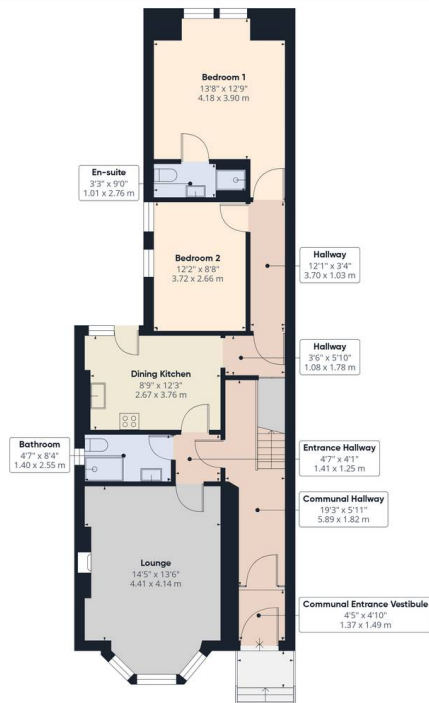


REAR GARDEN

DRIVEWAY

1 Parking Space





Approximate total area⁽¹⁾

900 ft²
83.7 m²

Balconies and terraces

24 ft²
2.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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