

TO LET

**SELF CONTAINED GROUND FLOOR FLAT
FLAT 20 LINDSAY COURT
LYTHAM ST ANNES**

LOCATION:

The development is situated on the border of St Annes and Blackpool near to the traffic light junction of Clifton Drive North and Squires Gate Lane, adjoining the Squires Gate Holiday Camp.

DESCRIPTION:

Lindsay Court comprises of a private development of 96 flats, occupying a pleasant residential estate, surrounded by lawns. The development is well positioned for public transport and recreational facilities. The flats are well serviced by local shops. Flat No. 20 Lindsay Court is a ground floor flat and has recently had gas central heating installed.

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15 Hornby Street
Heywood, Lancs OL10 1AA
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& 01706 360839
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ACCOMMODATION:

Entrance Hall Central entrance hall with radiator, and two cupboards, one is a store cupboard and the other is an airing cupboard.

Lounge (16'4" x 11'4") with a radiator, upvc windows, 2 centre lights and wall light.

Kitchen (11'1" x 6'0") with a stainless steel sink unit with a drawer and cupboard, a walk-in store, work surface with three drawers beneath and single cupboard, a double eye level cupboard.

Bedroom One (11'8" x 9'9")

Bedroom Two (12'11" x 11'12")

Bathroom (5'6" x 5'3") with a two piece bathroom suite in primrose comprising of panelled bath and pedestal wash basin.

Separate W.C. With a primrose coloured low down w.c.

Bin Housing: For refuse disposal.

OUTGOINGS: Council Tax Band B

VIEWINGS: Strictly by appointment with our Heywood or Manchester Office.

RENTAL: £500.00 PER CALENDER MONTH, EXCLUSIVE

To be let on an Assured Shorthold Tenancy for a term to be negotiated, subject to a deposit of one months rental and references.

HP7732/DW/JB 25.11.08.

S. Kershaw & Sons has not tested any of the apparatus, equipment, fittings or services and cannot verify whether they are in working order. The Purchaser/Tenant is advised to obtain verification from qualified personnel.

S Kershaw and Sons on behalf of ourselves and the Sellers or the Lessors of this property whose Agents we are give notice that :-
1. The particulars are a general outline of the property only for the guidance of intended Buyers or Lessors and do not constitute any part of an offer or a contract. 2. All descriptions, dimensions, references to condition and other details are given without responsibility any may not be relied on statements or representations of fact. Any reference to the use or occupation of the property or alterations does not imply that any necessary permissions have been obtained and any intended Buyer or Tenant must make his own enquiries. 3. Any Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of any information provided. 4. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property.