



**SETTLE PLACE, LYTHAM ST. ANNES
FY8 3QY**

ASKING PRICE £180,000

- DECEPTIVELY SPACIOUS 3 BEDROOM SEMI DETACHED FAMILY HOME IN NEED OF SOME MODERNISATION
- LOCATED IN QUIET CUL DE SAC CLOSE TO LOCAL SHOPS & SCHOOLS
- 3 DOUBLE BEDROOMS - 2 RECEPTION ROOMS - LARGE KITCHEN - BATHROOM - 2 SEPARATE WCS - SUNNY REAR GARDEN
- GARAGE & OFF ROAD PARKING - ENERGY RATING - D



We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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Entrance

Entrance gained via UPVC opaque double glazed door

Porch

UPVC opaque double glazed windows to the front, tiled flooring, solid timber door with single glass opaque inserts providing access to;

Downstairs Hallway

UPVC opaque double glazed windows to the side, radiator, carpeted throughout, skirting boards, coving, under stair cupboard providing storage space, carpeted stairs leading to first floor, solid timber doors leading to the following rooms;

Reception Room One

15'10 x 11'11 at widest point
UPVC double glazed windows to front, gas fire surround by marble back drop and hearth, television and telephone points, carpets, skirting boards, blinds, curtains.

Reception Room Two

12'1 x 10'6
UPVC double glazed windows to the rear, radiator, skirting boards, coving, service hatch

Kitchen

11'7 x 9'1
UPVC double glazed windows to rear, UPVC double glazed door to rear, stainless steel sink and drainer with mixer tap, integrated gas hob and electric oven, space for washing machine, range of cupboards and base units, service hatch, Worcester combi boiler, tile effect flooring

Downstairs WC

6'2 x 5'0
UPVC double glazed opaque window to front, white WC, small cupboard housing meters and fuse box, skirting boards, extractor fan.



Bedroom Three

11'8 x 9'5
UPVC double glazed windows to front, radiator, television point, skirting, coving.

Bedroom One

12'7 x 10'7
UPVC double glazed windows to front, radiator, range of cupboards and drawers, skirting boards, floor boards.

Bedroom Two

13'2 x 8'5
UPVC double glazed windows to rear, radiator, television point, skirting boards, carpets, coving.

Upstairs Separate WC

6'6 x 2'5
Single glazed opaque window to the rear in wooden frame, tiled flooring, part tiled walls, white WC, grab rail.

Bathroom

9'5 x 6'2
Opaque single glazed window to rear, radiator, white two piece suite comprising: wash hand basin and bath with over head mains powered shower, cupboard providing plentiful storage, tiled flooring, part tiled walls, mirror, skirting boards, hatch providing access to the loft.

Outside

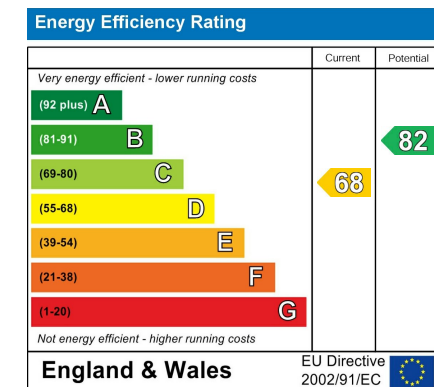
The front of the property is paved with potential parking space for 2 cars. The sunny rear garden is laid to lawn with plant, tree and shrub borders. Drive leading to single brick garage with up and over door.

Other details

Tenure - Leasehold (currently unregistered) and is under a Lease dated 6 March 1968 for a term of 999 years from 6 March 1968. The ground rent is £15.00



per annum.
Council Tax Band - C (£1,852.00 Per annum)
EPC rating - D



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