



BERWICK ROAD, LYTHAM ST. ANNES
FY8 1JS

£900 PER MONTH

- FOUR BEDROOMS, TWO RECEPTION ROOMS, TWO BATHROOMS
- PRIVATE SUNNY REAR GARDEN
- EXCELLENT LOCATION - CLOSE TO GOOD LOCAL SCHOOLS
- 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

UPVC double glazed porch with tiled floor, UPVC double glazed front door with leaded opaque windows leads into;

Hallway

Oak flooring, spindled staircase to first floor, radiator, door under stairs storage cupboard housing consumer unit and meters, doors to;

Reception Room One

15'2 (into bay) x 12'8 (into alcove)
Leaded UPVC double glazed walk in bay window to front elevation, feature marble fireplace with living flame gas fire, Oak flooring, skirting boards and coving, double radiator, TV and telephone points

Reception Room Two

12'5 x 10'6
Large UPVC double glazed window to rear elevation, feature fireplace housing electric coal effect fire, Oak flooring, skirting boards and coving, radiator

Kitchen

9'2 x 8'
UPVC double glazed window and door leading to rear garden, range of wall and base units with butcher's block effect laminate work surfaces, electric hob and oven, plumbed for washing machine, one and a half bowl sink with drainer, space for low level fridge, wall mounted boiler in cupboard, splash back tiling, ceramic tiled floor

First Floor Landing

Aforementioned staircase leads to the first floor landing with spindled staircase leading to the second floor landing, large storage cupboard housing hot water cylinder, doors to the following rooms;



Bedroom One

15'2 (into bay) x 11'1
Leaded UPVC double glazed walk in bay window to front elevation, double radiator, skirting boards, TV point

Bedroom Two

12'5 x 9'3
UPVC double glazed window to rear elevation, fitted storage cupboard, radiator, skirting boards and coving, TV point

Bedroom Three

7'6 x 8'10
Leaded UPVC double glazed window to front elevation, radiator, skirting boards

Bathroom

Two opaque UPVC double glazed windows to the rear elevation, corner bath with overhead electric shower and glass screen, WC, pedestal wash hand basin, ceramic tiled floor and fully tiled walls

Second Floor Landing

Door into;

Bedroom Four

17' (into eaves) x 9'11 (plus further storage)
Two large Velux windows to rear elevation, skirting boards, door into

En Suite

Three piece white suite comprising; WC, wash hand basin and shower cubicle

Outside

Low maintenance front garden with plant and shrub borders, extremely private, good sized, low maintenance rear garden with gate leading to rear service alleyway for bins

Other Details



Council Tax Band - C (approx £1,782.00 per annum)
Available early April 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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