



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2023



ST. DAVIDS GROVE, LYTHAM ST. ANNES
FY8 2QS

ASKING PRICE £95,000

- * CHAIN FREE * BEAUTIFULLY PRESENTED AND DECEPTIVELY SPACIOUS 1 BED MEWS HOUSE IN QUIET RESIDENTIAL LOCATION
- SITUATED IN A SUNNY POSITION WITHIN CLOSE PROXIMITY OF ST ANNES CENTRE, ASHTON GARDENS, THE SEA FRONT, TRANSPORT LINKS AND LOCAL SHOPS
- OPEN PLAN LOUNGE / FITTED KITCHEN - SHOWER ROOM - DOUBLE BEDROOM
- LAWNED COMMUNAL AREA - ALLOCATED AND VISITOR PARKING SPACES



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 composite door which leads into;

Porch

Carpet and coat hooks

Open plan lounge/kitchen

17'2 at widest point x 13'1

UPVC double glazed windows to side and front, telephone and television points, two electric heaters, skirting boards, curtains, blinds, wood effect flooring throughout, tiled to splash backs, good range of wall and base units, stainless steel sink and drainer with mixer tap, laminate work surfaces, 'Beko ' dryer, electric ' Flavel ' freestanding hob and cooker with extractor fan, ' Indesit ' freestanding washer, integrated wine cooler, water meter.

Door leading to storage space which has coat hooks and carpets in.

Carpeted stairs leading to first floor landing

First floor landing

Carpeted landing with a door leading to a large storage cupboard and also doors leading to the following rooms;

Bathroom

8'7 at widest point x 7'8

UPVC opaque double glazed windows to the front, white two piece suite comprising: WC and vanity wash hand basin, overhead mains powered shower in large cubicle, part tiled walls, tiled flooring, skirting boards, cupboard housing the water cylinder which also provides storage space, loft hatch.

Bedroom

13'2 x 8'10

UPVC double glazed windows to the side, inbuilt wardrobes, television point, skirting boards, blinds, curtains, carpets.

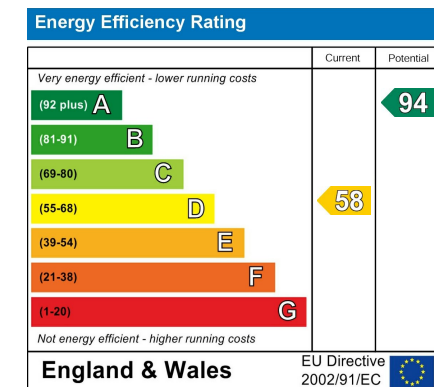
Outside

Externally there is a large lawned communal area and a large storage cupboard providing plenty of space for gardening tools which also houses the fuse box. There is also an electric meter box next to the front door.

Other details

Council tax band - A (£1,389.00 per annum)
 Tenure: Leasehold (quarterly service charge of £165.85 - half yearly ground rent of £20.00) - 851 years left on the lease.

The property boasts: new windows and door fitted in 2022 (FENSA certificate and 15 year guarantee available), new cooker and dryer put in last year, low energy bills, new curtains and blinds).



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