



**CARYL ROAD, LYTHAM ST. ANNES
FY8 2PZ**

£1,595 PER MONTH

- STUNNING UNFURNISHED SEMI DETACHED FAMILY HOME IN SUPERB LOCATION
- CLOSE TO THE SEA FRONT & ST ANNES SQUARE - 4 BEDROOMS - 2 RECEPTION ROOMS
- DINING ROOM - SPACIOUS KITCHEN - BATHROOM - DOWNSTAIRS WC - SMALL COURTYARD REAR GARDEN GARAGE & OFF ROAD PARKING - ENERGY RATING - E-



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 door with opaque double glazed leaded glass inserts and double glazed opaque leaded window to side leading into;

Porch

Tiled flooring, coving, timber door with opaque leaded glass inserts leading into;

Hallway

Large open hallway with turned staircase leading to first floor landing, under stair storage cupboard, double radiator, doors to following rooms;

Reception Room One

49'2"36'1" x 49'2"22'11"

Large UPVC double glazed leaded walk in bay window to front and two sets of opaque leaded windows to side, stone fire place housing coal effect living flame gas fire, double radiator, picture rail and coving.

Reception Room Two

52'5"22'11" x 39'4"3'3"

Large UPVC double glazed leaded walk in bay window to front, UPVC double glazed opaque window to rear, stone fire place housing coal effect living flame gas fire, radiator, television point, picture rail and coving.

Downstairs WC

13'1"22'11" x 6'6"29'6"

UPVC double glazed opaque window to side, tiled flooring, two piece suite comprising; WC and wash hand basin.

Dining Room

39'4"36'1" x 29'6"22'11"

UPVC double glazed leaded window to side, wood effect laminate flooring, log burning stove, radiator, picture rail and coving, door into;

Kitchen

UPVC double glazed window to rear, comprehensive range of contemporary fitted wall and base units with laminate work surfaces, one and a half bowl sink and drainer, Rangemaster cooker with overhead illuminated extractor, American style fridge freezer, integrated washing machine, integrated dishwasher, tiled flooring, double radiator, recessed halogen spotlights, wall mounted combination boiler, UPVC double glazed French doors leading to rear garden.

First Floor Landing

Aforementioned staircase leading to first floor landing, sky light, radiator, doors to all first floor rooms;

Bedroom One

49'2"26'2" x 39'4"36'1"

UPVC double glazed walk in bay window to front, range of built-in wardrobes, double radiator, television point, picture rail and coving.

Bedroom Two

52'5"3'3" x 39'4"3'3" (at widest point)

UPVC Double glazed walk in bay window to front, radiator. Adam style fireplace, picture rail television point.

Bedroom Three

39'4"36'1" x 29'6"32'9"

UPVC Double glazed window to side, single radiator, picture rail.

Bedroom Four

32'9"9'10" x 16'4"26'2"

UPVC Double glazed window to front, single radiator.

WC

UPVC double glazed opaque window to rear, tiled flooring, white WC.

Bathroom

UPVC double glazed opaque window to rear, tiled flooring, three piece white suite comprising; free standing roll top bath, shower cubicle, wash hand basin, heated towel rail.

Outside

Lawn to the front with shrubs to the side, Blocked paved driveway, Wrought iron gates & fencing along brick wall. To the rear of the property there is a blocked paved courtyard.

Garage

Up and over door with UPVC door to the side.

Other Details

Tax Band - E (£2190.47 per annum)

AVAILABLE FROM MID JULY 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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