

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



**HOLMEFIELD ROAD, LYTHAM ST. ANNES  
FY8 1YF**

**ASKING PRICE £170,000**

- SPACIOUS 2 BEDROOM FAMILY HOME IN QUIET RESIDENTIAL LOCATION
- CONVENIENTLY SITUATED FOR ST ANNES TOWN CENTRE, SEA FRONT, LOCAL SHOPS AND TRANSPORT LINKS
- 2 BEDROOMS - LOUNGE - LARGE DINING KITCHEN - CONTEMPORARY BATHROOM - SPACIOUS PRIVATE REAR YARD
- EPC RATING: E - OFFERED WITH NO CHAIN



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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY  
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com





#### Entrance

Entrance gained via UPVC door with double glazed stained glass insert.

#### Entrance Hallway

Radiator, wood effect laminate flooring, door to the following rooms;

#### Lounge

12ft x 12ft

Two sets of UPVC double glazed windows to the front, radiator, cast iron fire place with wooden surround, tiled backdrop and granite hearth, television point, skirting boards.

#### Dining Kitchen

16'3 x 13'9

UPVC double glazed windows to the rear, radiator, integrated ' Kenwood ' electric oven and four ring gas hob with overhead extractor fan, wooden work surfaces with incorporated one and half sink and drainer, boiler, under stair cupboard providing plentiful storage space, tile effect vinyl flooring, space for appliances, telephone point.

UPVC double glazed door to the rear providing access to the rear yard.

#### First Floor Landing

Radiator, loft hatch, doors to the following rooms:

#### Bedroom One

16'3 at the widest point x 12'2

UPVC double glazed windows to the front, radiator, television point, skirting boards.

#### Bathroom

7'11 x 7'5

UPVC double glazed opaque window to the rear, three piece white suite comprising: WC, pedestal wash hand basin and jacuzzi bath with overhead mains powered



shower, part tiled walls, tiled flooring, wall mounted chrome towel rail.

#### Bedroom Two

13'4 x 7'11

UPVC double glazed windows to the rear, radiator, television point, skirting boards.

#### Outside

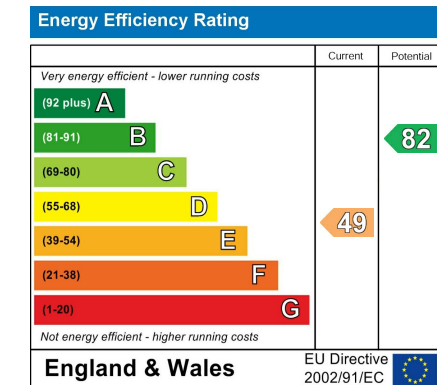
To the front there is a stone and blue slate decorative chipping feature with ridge tile border, shrubs and paving.

The rear is mostly paved, with an artificial grass section and a blue slate decorative chipping feature. There is also a summer house which has a power supply.

#### Other Details

Council tax band - B ( £1,684.00 per annum )

Tenure: Freehold



Need an Independent Mortgage Quote?  
**The Mortgage Factory**  
 Independent Mortgage Specialists  
 TEL: 01253 712 998  
[www.mortgagefactoryltd.com](http://www.mortgagefactoryltd.com)

