



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



THE HAMLET, LYTHAM ST. ANNES  
FY8 3LE

£90,000

- WELL PRESENTED MEWS PROPERTY LOCATED IN A QUIET LOCATION WITH OPEN VIEWS
- IDEAL FOR FIRST TIME BUYERS OR FOR BUY-TO-LET INVESTORS
- THE LOUNGE IS OPEN TO A MODERN KITCHEN - ONE DOUBLE BEDROOM - MODERN BATHROOM
- ALLOCATED PARKING - COMMUNAL GARDENS - NO ONWARD CHAIN. 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 Entrance door leads into porch, further door leads into;

### Open plan Lounge and Kitchen

17' x 13' (to widest point)

'L' shaped room with UPVC double glazed window to the front, two further UPVC double glazed windows to the side, stairs leading to first floor, television point, wall mounted electric heater, large under stairs storage cupboard, modern high gloss wall and base units with laminate working surfaces, stainless sink and drainer, integrated appliances include; electric oven and grill, four ring electric hob with illuminated overhead extractor fan, fridge and freezer.

### First Floor Landing

Large storage cupboard, further cupboard housing hot water cylinder, doors to the following rooms;

### Bathroom

8'7 x 6'10

UPVC double glazed opaque window to side, three piece white suite comprising of bath with overhead shower and glass screen, pedestal wash hand basin and WC, part tiled walls, loft access, wall mounted electric heater, laminate flooring.

### Double Bedroom

13' x 8'1

Large UPVC double glazed window to front with open views, electric heater.

### Outside

Communal gardens and allocated parking.

### Other Details

Tenure - Leasehold with 984 year remaining

Tax Band - A (£1,457.7 per annum)

Maintenance Charges - £150.00 Per Quarter

Ground Rent - £25.00 per annum

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 91        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 52                      |           |
| (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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