



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



WHALLEY PLACE, LYTHAM ST. ANNES
FY8 3PU

OFFERS OVER £135,000

- NO FORWARD CHAIN - SEMI DETACHED HOUSE WITH HUGE POTENTIAL, OFFERING A FANTASTIC REFURBISHMENT OPPORTUNITY
- THE WRAP AROUND GARDEN HAS GREAT POTENTIAL AND OCCUPIES A SUBSTANTIAL PLOT, WITH WELL ESTABLISHED TREES, SHURBS AND PLANTING BORDERS - GARAGE AND DRIVEWAY
- CLOSE TO LOCAL SCHOOLS - THE PARK - SHOPS AND TRANSPORT LINKS
- LOUNGE - DINING/KITCHEN - DOWNSTAIRS WC - THREE BEDROOMS - BATHROOM

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  2
  2
  1
 



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 entrance door with opaque glass inserts and UPVC opaque window to the side, leads into:

Porch

Cupboard housing meters, wooden door with opaque glass inserts leads into:

Hallway

Radiator, stairs lead to first floor, doors lead to the following rooms:

Lounge

11'06 x 10'01 to chimney breast
Large UPVC double glazed window to the front, stone fire place and hearth with living flame gas fire, radiator, television point.

WC

4'10 x 3'01
UPVC opaque double glazed window to the side, two piece white suite comprising of: WC and wash hand basin.

Dining Room

11'02 x 10'11
UPVC double glazed window and door leading to the rear garden, dining room is open to:

Kitchen

8'00 x 7'09
UPVC double glazed window to the rear, range of wall and base units with laminate work surfaces, stainless steel sink and drainer, space for oven and washing machine.

Stairs and Landing

Aforementioned stairs leading to first floor, large UPVC double glazed window to the side, loft hatch, doors lead to the following rooms:

Bedroom One

11'09 x 10'02
UPVC double glazed window to the front, radiator, range of fitted wardrobes and drawers.

Bedroom Two

11'02 x 10'11
UPVC double glazed window to the side, radiator.

Bedroom Three

7'11 x 7'05
UPVC double glazed window to the front.

Bathroom

7'11 x 7'11
UPVC opaque double glazed window to the side, three piece beige suite comprising of; WC, pedestal wash hand basin and bath, part tiled walls, radiator, Main boiler.

Outside

The front, side and rear are laid to lawn with well established, trees, shrubs and planting borders. Driveway and garage to the side.

Other Details

Tenure - Freehold
Energy Rating TBC
Council Tax Band C (£1,943.60)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	76
(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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