

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 © 2024



TANNERS WAY, LYTHAM ST. ANNES  
FY8 4UB

ASKING PRICE £275,000

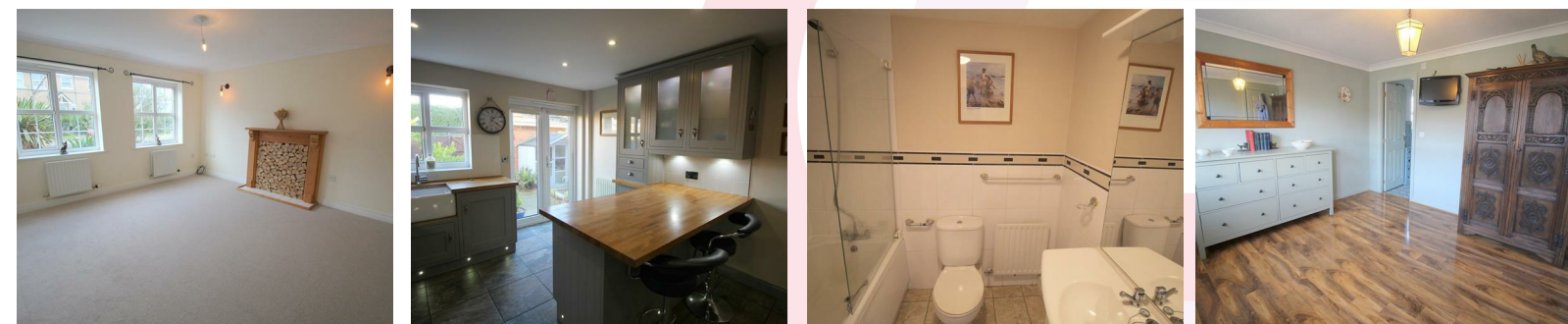
- BEAUTIFULLY PRESENTED 4 BEDROOM END OF TERRACE FAMILY HOME IN MUCH SOUGHT AFTER CYPRESS POINT DEVELOPMENT - OFFERED WITH NO CHAIN
- SPACIOUS LOUNGE - CONTEMPORARY DINING KITCHEN - DINING ROOM - FAMILY BATHROOM - ENSUITE SHOWER ROOM - DOWNSTAIRS WC
- CONVENIENTLY LOCATED FOR MOTORWAY LINKS, LOCAL SCHOOLS, A NUMBER OF GOLF COURSES AND A SHORT DRIVE AWAY FROM THE CENTRE OF LYTHAM
- ALLOCATED PARKING TO THE FRONT - GARAGE CONVERSION - PRIVATE & SUNNY REAR GARDEN - VISITORS PARKING - ENERGY RATING - C



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 with two double glazed glass inserts leading into;

#### Hallway

Radiator, tiled flooring, door leading to under stair storage, staircase leading up to the first floor and doors leading to the following rooms;

#### Lounge

13'10 x 13'5

Two sets of UPVC double glazed windows to the front, two radiators, wooden surround and tiled hearth with log effect backdrop, television and telephone points, skirting boards.

#### Dining Kitchen

14'11 x 11'8

UPVC double glazed windows to the rear, UPVC double glazed patio doors providing access into the rear garden, radiator, good range of contemporary wall and base units with accompanying set of drawers providing further storage space, large breakfast bar with wooden work surface providing dining space and also further storage space, four ring gas hob with ' Candy ' overhead extractor fan, integrated appliances include: ' Hotpoint ' microwave, ' Baumatic ' electric oven and grill, ' Kenwood ' dishwasher, plumbing for a washing machine, Belfast sink with chrome mixer tap, laminate work surfaces, cupboard housing ' Worcester ' boiler, tiled flooring, skirting boards.

#### Dining Room

10'10 x 8'9

UPVC double glazed windows to the rear, radiator, wooden surround with marble back drop and hearth, tiled flooring, dado rail, coving, skirting boards.

#### Separate WC

6'5 x 3'2

UPVC double glazed opaque windows to the front, two



piece white suite comprising: WC and pedestal wash hand basin, tiled to splash backs, tiled flooring, wall mounted mirror fronted cabinet, chrome towel rail, radiator, fuse box.

#### First Floor Landing

Cupboard housing a hot water cylinder and doors leading to the following rooms;

#### Bedroom Two

13'5 at widest point x 10'0

UPVC double glazing to the rear, radiator, television and telephone points, wooden flooring, skirting boards.

#### Bedroom One

12'9 x 10'10

Two sets of UPVC double glazed windows to the front, two radiators, high gloss laminate flooring, television point, skirting boards. Door leading into;

#### En-suite

7'6 x 7'0

UPVC double glazed opaque windows to the side, two piece white suite comprising: WC and pedestal washing hand basin, overhead shower in large single glazed cubicle, traditional heated towel rail radiator, part brick effect tiled walls, decorative tiled flooring, extractor fan.

#### Bathroom

7'0 x 6'7

Radiator, three piece white suite comprising: WC. large vanity wash hand basin, bath with chrome overhead shower and further chrome shower attachment, large wall mounted mirror, tiled flooring, part tiled walls, extractor fan, towel rail.

#### Bedroom Three

8'9 x 7'11

UPVC double glazed windows to the front, radiator, television point, two large white fitted book cases, wooden flooring.



#### Bedroom Four

8'10 into the wardrobe x 7'6 at widest point UPVC double glazed windows to the rear, fitted shelving and wardrobe space with mirror fronted sliding door, wooden flooring, skirting boards.

#### Garage Conversion

Currently used as a bar / sun room, but could be easily converted back into a garage. UPVC french doors leading out into the garden, laminate flooring, skirting boards.

#### Outside

The front of the property has a path leading the full width with borders of plants & shrubs and is finished with a white picket fence. There is a gate to the side leading to the spacious and well presented enclosed rear garden which is mainly paved for ease of maintenance. The property comes with an off parking space which is located at the front of the property.

#### Other details

Council Tax Band - D ( £2,165.00 per annum )

Tenure: Leasehold

Maintenance Charge £520.11 (per annum)

Ground rent charge: £140.00 (per annum)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	86
(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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