



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 ©2018.



**DALTON STREET, LYTHAM ST. ANNES  
FY8 2HX**

**ASKING PRICE £165,000**

- IMMACULATE PRESENTED & EXTENDED MID TERRACED FAMILY HOME OFFERED WITH NO CHAIN
- 3 BEDROOMS - 2 RECEPTION ROOMS - LARGE KITCHEN - CONTEMPORARY BATHROOM - DINING ROOM
- CLOSE TO LOCAL SHOPS & SCHOOLS, TRANSPORT LINKS, ST ANNES TOWN CENTRE AND SEA FRONT
- SUNNY REAR GARDEN - 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

UPVC woodgrain door with double glazed opaque glass insert and UPVC double glazed opaque window to side leading into;

### Hallway

Staircase leading to first floor landing, radiator, cupboard housing gas meter, coat hooks, opaque leaded decorative stained glass window to side, door leading into;

### Lounge

17'3" 13'1"

Large UPVC double glazed woodgrain walk in bay window to front allowing plentiful light, wooden flooring, wooden fire surround with marble back drop and hearth housing coal effect living flame gas fire, two sets of radiators, television point, picture rail and coving, door leading into;

### Kitchen

16'4" 8'7"

Comprehensive range of contemporary fitted wall and base units with laminate work surfaces and under unit lighting, tiled to splash backs, space for oven with overhead illuminated extractor, plumbed for washing machine and dishwasher, space for tumble dryer, stainless steel sink and drainer, space for American style fridge freezer, tiled flooring, wall mounted Worcester combination boiler, under stairs storage cupboard housing consumer unit and electric meter, open to;

### Dining Room

10'0" 7'6"

UPVC double glazed woodgrain window to rear, parquet wooden flooring, radiator, UPVC double glazed woodgrain sliding door leading out to the rear garden.

### First Floor Landing

Aforementioned staircase leading to first floor landing, loft hatch, doors leading to all first floor rooms;



### Bathroom

UPVC double glazed woodgrain opaque window to rear, three piece contemporary white suite comprising; bath with overhead mains powered drench style shower, further shower attachment and glass shower screen, vanity wash hand basin, WC, tiled flooring, fully tiled walls, chrome wall mounted towel heater, wall mounted mirror.

### Bedroom One

12'7" 9'10"

UPVC double glazed woodgrain window to front allowing plentiful light, double radiator, television point, picture rail.

### Bedroom Two

8'9" 10'7"

UPVC double glazed woodgrain window to rear, built in mirror fronted sliding door wardrobes, radiator, television point.

### Bedroom Three

9'4" 6'2"

UPVC double glazed woodgrain window to front, radiator, picture rail.

### Outside

Paved and gravelled front garden with shrubs. South Westerly facing sunny paved and gravelled rear garden with tree borders and outside water point. The rear of the property has been finished with K rend.

### Other Details

Tenure - Leasehold (Residue of 999 years from May1914)

Ground rent charge: 53P per half year

Tax Band - B (£1,684.00 per annum)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		72	
(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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