

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



**CURZON ROAD, LYTHAM ST. ANNES
FY8 3SQ**

ASKING PRICE £175,000

- WELL PRESENTED THREE BEDROOM MID TERRACED FAMILY HOME OFFERED WITH NO CHAIN
- SPACIOUS LOUNGE - RECENTLY FITTED MODERN KITCHEN AND BATHROOM - CONSERVATORY
- CONVENIENTLY LOCATED FOR LOCAL SHOPS, TRANSPORT LINKS, ST ANNES TOWN CENTRE AND ST ANNES SEA FRONT
- LARGE ENCLOSED SOUTH WESTERLY FACING REAR GARDEN - GARAGE - EPC RATING: TBC



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 which leads into;

Entrance Hallway
Radiator, stairs leading up to the first floor landing, door leading into;

Lounge
14'7 x 13'2
UPVC double glazed windows to front, radiator, telephone and television points, wooden laminate flooring, coving, skirting boards. There is also a door leading to under stair storage space which houses the fuse box and meters.

Dining Kitchen
17'7 x 7'6
The modern dining kitchen includes: Two sets of single glazed windows to the rear, radiator, good range of wall and base units with marble effect laminate work surfaces with incorporated ceramic sink and drainer with chrome mixer tap, wall mounted cupboard housing a ' Glow worm ' combi boiler, tiled to splash backs, integrated electric double oven, ' Lamona ' five ring gas hob with overhead triple extractor hood, spaces for a dishwasher and fridge freezer, laminate flooring, further space for a dining table set, solid wood door with glass insert providing access into;

Conservatory
12'11 x 4'6
UPVC double glazed windows to the side and rear, French door leading out into the garden, Polycarbonate roof, plumbed for a washing machine.

First Floor Landing
Loft hatch and doors to the following rooms;

Bedroom Three
10'2 x 8'1
UPVC double glazed windows to front, radiator,



wooden laminate flooring, fitted cupboard, skirting boards.

Bedroom One
13'3 x 9'2
UPVC double glazed window to the front, radiator, skirting boards.

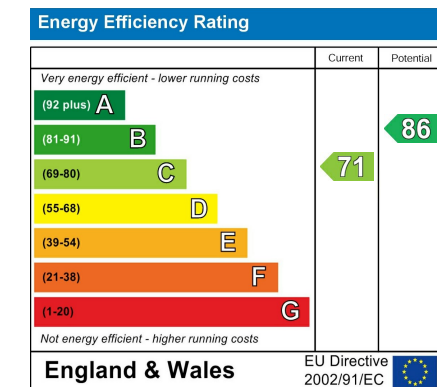
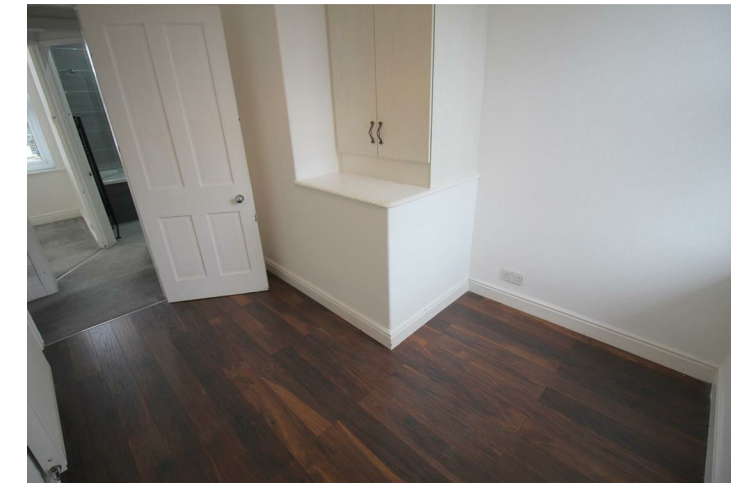
Bedroom Two
11'7 x 7'7 at widest point
UPVC double glazed windows to the rear, radiator, skirting boards.

Bathroom
7'5 x 5'9
The contemporary bathroom includes: UPVC double glazed opaque window to the rear, three piece white suite comprising 'L' shape panelled bath, vanity wash hand basin and low level WC, heated towel rail, tiled walls and flooring, wall mounted LED illuminated mirror.

Garage
Brick built garage, up and over garage door to front, side privacy door.

Outside
Front garden with a variety of plants and shrubs. Enclosed South West facing rear garden mainly laid to lawn with paved patio and path to end of the garden, outside power point. There are also two outbuildings provide storage space.

Other Details
Tenure: Leasehold
Length left on the lease: 872 years
Ground rent: TBC
Council Tax Band: B (£1,684.00 per annum)



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