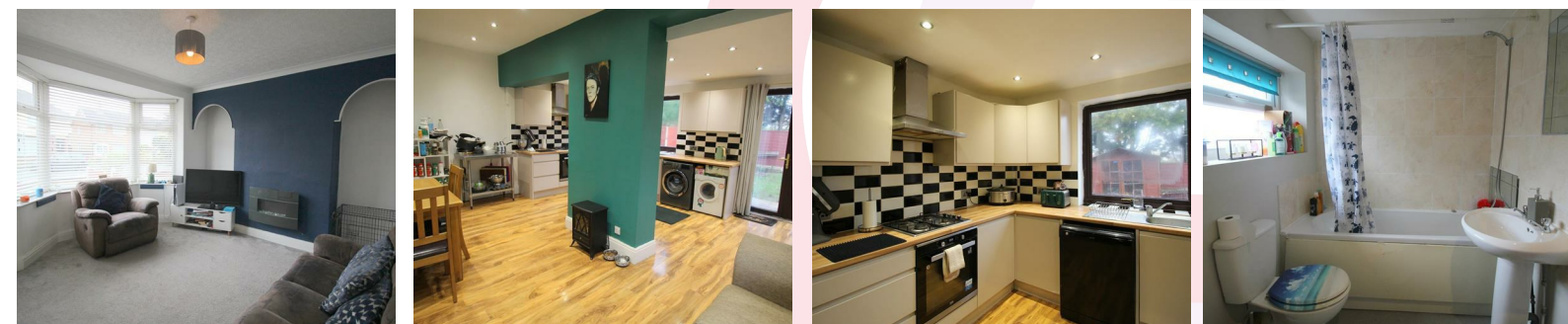




**ST. LEONARDS ROAD EAST, LYTHAM ST. ANNES ASKING PRICE £180,000
FY8 2HF**

- WELL PRESENTED THREE BEDROOM EXTENDED SEMI DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION OFFERED WITH NO CHAIN
- 3 BEDROOMS - SPACIOUS LOUNGE - CONTEMPORARY DINING KITCHEN - THREE PIECE BATHROOM SUITE
- CONVENIENTLY SITUATED FOR TRANSPORT LINKS, ST ANNES TOWN CENTRE, MOTORWAY ACCESS, LOCAL SCHOOLS, PARK AND SHOPS
- LARGE ENCLOSED REAR GARDEN - OFF ROAD PARKING SPACE FOR TWO CARS - EPC RATING: D

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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 UPVC double glazed door with opaque glass inserts leading into;

Hallway

Radiator, telephone point, stairs to the first floor landing, door leading into;

Lounge

14'3 x 13'6

UPVC double glazed bay window to the front, radiator, wall mounted electric fire, television point, two good sized alcoves, coving, skirting boards.

Dining Kitchen

17'2 x 16'6

Spacious and modern dining kitchen with UPVC double glazed windows to the side and rear, UPVC double glazed door providing access to the rear garden, radiator, good range of contemporary wall and base units, laminate work surfaces with incorporated stainless steel sink and drainer with chrome mixer tap, integrated appliances include: four ring gas hob with overhead extractor fan and electric oven, plumbed for washing machine, space for a fridge freezer, dishwasher and tumble dryer, spaces for a sofa, dining table and chairs, inbuilt cupboard, tiled to splash backs, recessed spotlights, laminate flooring, skirting boards.

First Floor Landing

UPVC double glazed window to the side, doors to the following rooms;

Bathroom

8'10 x 5'9

UPVC double glazed window to the side, three piece suite comprising: bath with overhead mains powered shower, WC and pedestal wash hand basin, chrome towel heater, part tiled walls, wall mounted cabinet, skirting boards.



Bedroom One

11'7 x 8'6

UPVC double glazed windows to the front, radiator, skirting boards.

Bedroom Two

11'2 x 8'8

UPVC double glazed windows to the rear, radiator, skirting boards,

Bedroom Three

8'8 x 7'7

UPVC double glazed windows to the rear, radiator, skirting boards.

Outside

To the front there is a block paved driveway with a gravel border, there is also a gate to the side providing access to the rear garden.

The rear garden is mostly paved with an area laid to lawn for ease of maintenance. There is also space for an outdoor dining set.

Other Details

Tenure: Freehold

Council Tax Band: C (£1,924.00 per annum)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		63	
(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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