



CUDWORTH ROAD, LYTHAM ST. ANNES  
FY8 3AE

£183,000

- WELL PRESENTED THREE BEDROOM END TERRACE FAMILY HOME WITH SPACIOUS & MODERN LIVING • CONVENIENTLY SITUATED FOR LOCAL SHOPS, TRANSPORT LINKS AND MOTORWAY ACCESS ACCOMMODATION IN MUCH SOUGHT AFTER RESIDENTIAL LOCATION OF ST ANNES
- LOUNGE - MODERN KITCHEN - DINING/FAMILY ROOM - UTILITY ROOM - DOWNSTAIRS WC - FAMILY • FRONT & REAR GARDENS - GARAGE - EPC RATING: D BATHROOM

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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**

Wooden entrance door leads into;

**Hallway**

Radiator, stairs to first floor, door leads into;

**Lounge**

14'2 x 12'6

UPVC double glazed bay window to front, living flame gas fire with a feature surround and hearth, radiator, built in cupboard with glass shelving above, TV and telephone points

**Breakfast Kitchen**

15'8 x 9'9

UPVC double glazed window to side, good range of wall and base units with black laminate work surfaces, matching breakfast bar and tiled elevations, integrated appliances include; one and a half bowl stainless steel sink and drainer with chrome mixer tap, electric oven/grill with four burner gas hob and overhead illuminated extractor, fridge, freezer, tiled effect laminate flooring, inset halogen spotlights with feature under cabinet lighting and LED plinth lighting, radiator, under stairs storage cupboard housing boiler, open to;

**Dining/Family Room**

11'8 x 8'11

Two UPVC double glazed windows to rear and side, UPVC double glazed door leading out into rear garden, tiled effect laminate flooring throughout, inset halogen spotlights, radiator.

**Utility Room**

3'8 x 3'6

Tiled effect laminate flooring, plumbed for washing machine.

**Downstairs WC**

5'7 x 3'8

UPVC double glazed opaque window to rear, two piece

white suite comprising of WC and a wall mounted hand wash basin, tiled effect laminate flooring, radiator

**First Floor Landing**

Loft access, doors lead to the following rooms;

**Bedroom One**

14'10 x 9'5

Double glazed leaded window to front, radiator

**Bedroom Two**

10'5 x 8'8

UPVC double glazed window to rear, radiator

**Bedroom Three**

7'8 x 7'

UPVC double glazed window to rear, radiator

**Family Bathroom**

8'4 x 6'1

UPVC double glazed opaque window to side, four piece suite comprising of shower cubicle, bath, wash hand basin and WC, wall mounted heated towel rail, radiator, recessed spotlights, part tiled walls, tiled effect laminate flooring, illuminated mirror

**Outside**

The front garden is laid to lawn with shrub borders Beautifully landscaped laid to lawn rear garden with flower beds, mature shrubs and raised decked area perfect for outdoor family entertainment, outside water tap, secure gates to side and rear.

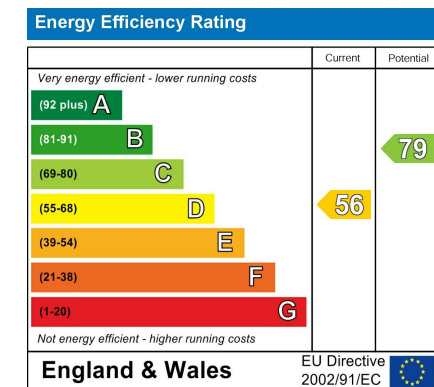
**Garage**

Brick built single garage with up and over door, power and light

**Other details**

Tenure - To be confirmed

Tax Band - B ( £1,766.00 per annum )



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