

THE HAWTHORNS, LYTHAM ST. ANNES FY8 3XA

ASKING PRICE £150,000

- TWO BEDROOM TERRACED FAMILY HOME IN QUIET RESIDENTIAL LOCATION
- SPACIOUS LOUNGE DINING KITCHEN THREE PIECE BATHROOM
- CONVENIENTLY LOCATED CLOSE TO LOCAL SHOPS AND TRANSPORT LINKS
- FRONT AND REAR GARDENS ALLOCATED PARKING EPC RATING: C





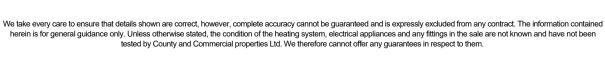














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Entrance

Entrance gained via UPVC leading into;

Entrance Porch

Cupboard with fuse box, the porch leads into:

Lounge

13'3 x 12'10

UPVC double glazed windows to front, radiator, living flame effect electric fire with marble inset and hearth, television and telephone points, two wall light points, coving to ceiling, stairs to first floor, door to:

Dining Kitchen

12'9 x 9'2

UPVC double glazed windows to the rear, UPVC French door leading to the rear garden, radiator, ' Hotpoint ' induction hob with overhead extractor hood, fitted range of wall and base units, laminate work surfaces with incorporated stainless steel sink with single drainer and chrome mixer tap, integrated ' Cooke and Lewis ' electric oven, plumbing for washing machine, space for fridge/freezer, space for a table and chairs, coving to ceiling.

First Floor Landing

Radiator, doors leading to the following rooms:

Bathroom

6'6 x 5'6

UPVC double glazed windows to the rear, radiator, three piece white suite comprising: panelled bath with overhead mains powered shower, pedestal wash hand basin and WC, part tiled walls, electric shaver point.

Bedroom One

12'10 at widest point x 10'7 x

Two double glazed windows to front, radiator, televison point, built-in storage cupboard.



Bedroom Two

10'0 x 6'11

Double glazed window to rear, radiator, fitted triple wardrobe.

Outside

Private rear garden with decked and lawned and paved areas. There is off street parking to the rear.

Other Details

Tenure: Leasehold

Ground rent - £68.75 per annum.

Service charge - £137.84 (this is for the maintenance

of the grounds).

There are 955 years left on the lease.

Council Tax Band: B (£1,684.00 per annum)





