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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.



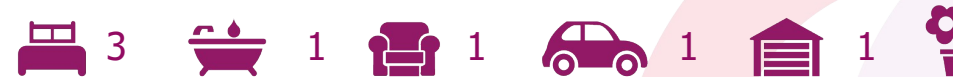
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**CURZON ROAD, LYTHAM ST. ANNES
FY8 3SQ**

ASKING PRICE £185,000

- SPACIOUS AND BRIGHT MID TERRACE 3 BEDROOM FAMILY HOME IN SOUGHT AFTER LOCATION OFFERED WITH NO CHAIN INVOLVED
- EXTENDED MODERN GALLEY STYLE KITCHEN - THREE PIECE BATHROOM - TWO RECEPTION ROOMS
- CLOSE TO TRANSPORT LINKS, LOCAL SHOPS AND SCHOOLS
- FRONT & REAR GARDENS - OFF ROAD PARKING TO THE REAR - EPC RATING: D





Entrance
Entrance gained via UPVC double glazed door.

Entrance Porch
Skirting boards, coving, laminate flooring, solid timber door with glass insert and single glazed window above leading into;

Entrance Hallway
Radiator, laminate flooring, skirting boards, under stair cupboard housing fuse box and meters also providing plentiful storage, solid timber door leading into;

Reception Room One
13'5 at widest point x 13'4 into the bay
Large UPVC double glazed windows to the front, radiator, encased electric fire in granite surround with wooden back drop and hearth, television point, laminate flooring, coving, skirting boards. Reception room one leads straight into;

Reception Room Two / Dining Room
13'6 at widest point x 11'10
Large set of UPVC double glazed windows to the rear, radiator, television point, laminate flooring, coving, skirting boards, wide staircase leading to the first floor.

Kitchen
16'2 x 7'
UPVC double glazed door leading into the rear garden, UPVC double glazed window to the side, velux window to the rear, radiator, good range of contemporary wall and base units, laminate work surfaces with incorporated stainless sink and drainer with chrome mixer tap, tiled to splashbacks, ' Lamona ' four ring gas hob with overhead illuminated extractor fan, integrated appliances include: ' Lamona ' electric oven and fridge freezer, plumbing for a washing machine, laminate flooring, skirting boards, space for small table and chairs.



First Floor Landing
Loft hatch, doors to all rooms.

Bedroom Three
9'9 x 7'
UPVC double glazed windows to the front, radiator, skirting boards.

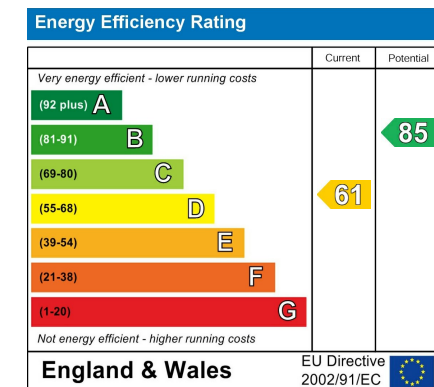
Bedroom One
11'8 x 10' at widest point
Large set of UPVC double glazed windows to the front, radiator, television point, skirting boards.

Bedroom Two
11'10 x 10'11 at widest point
Large set of UPVC double glazed windows to the rear, radiator, television point, skirting boards.

Bathroom
6' x 5'11
UPVC double glazed opaque window to the rear, three piece suite comprising: WC, vanity wash hand basin and bath with overhead mains powered shower, fully tiled walls, tiled flooring, wall mounted towel heater, wall mounted mirror fronted cabinet, extractor fan.

Outside
The front garden is mostly paved with plant and shrub borders, there is a tarmacked pathway to the side. Good sized rear garden mostly paved with plant and shrub borders for ease of maintenance. There is a tarmacked driveway providing off road parking which could be replaced by the installation of a garage. There is plenty of space for garden furniture and a shed.

Other Details
Tenure: Freehold
Council Tax Band B: (£1,766.00 per annum)



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