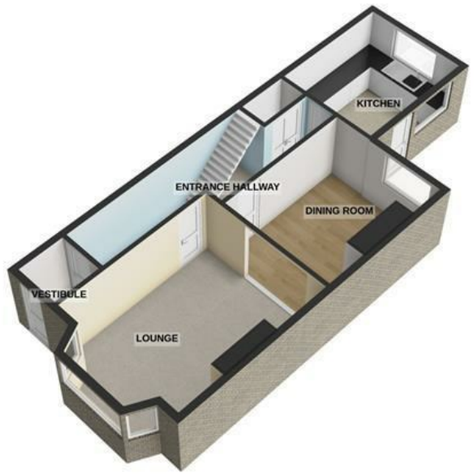
GROUND FLOOR
53.8 sq.m. (579 sq.ft.) approx.



FIRST FLOOR
53.0 sq.m. (570 sq.ft.) approx.

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.
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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.

The Propert Ombudsman

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COUNTY
Estate Agents

St. Annes 01253 **711511**

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- CLOSE TO THE TOWN CENTRE, LOCAL AMENITIES, MEDICAL CENTRE, TRANSPORT LINKS AND JUST A SHORT WALK TO LYTHAM GREEN
- THREE BEDROOMS - RECEPTION ROOM - DINING ROOM - KITCHEN - BATHROOM WITH SEPARATE WC
- FRONT AND REAR GARDENS - GARAGE - FREEHOLD - EPC RATING: E

3 1 1 0 1

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Entrance
Entrance gained via solid timber door leading into;

Entrance Vestibule
Picture rail, skirting boards, coving, door leading into;

Entrance Hallway
Large radiator, skirting boards, coving, stairs leading up to the first floor landing, two under stair cupboards providing plentiful storage space, doors leading into;

Lounge
14'2 x 14'
Large UPVC walk in bay window to the front, double radiator, decorative wooden surround housing living flame electric fire, decorative ceiling rose, television point, skirting boards, coving. The lounge opens up to;

Dining Room
13'3 x 12'6
Large UPVC double glazed window to the rear, doubled radiator, decorative ceiling rose, skirting boards, coving.

Kitchen
11'8 x 10'3
Large UPVC double glazed window to the rear, large UPVC double glazed window to the side, UPVC door to side with double glazed opaque glass inserts, good range wall and base units, laminate work surfaces, stainless steel sink and drainer, plumbed for a washing machine, space for gas hob and oven, space for fridge freezer, double radiator, part tiled walls, telephone point.

First Floor Landing
Spacious split level landing with loft hatch and doors to the following rooms;

Bathroom
9'4 x 8'4
Large UPVC double glazed opaque window to the rear, two piece green suite comprising of; bath with overhead mains powered shower and pedestal wash hand basin, electric shaver point, cupboard housing 'Vailant' combi boiler, part tiled walls, double radiator, wall mounted mirror fronted cabinet, skirting boards.

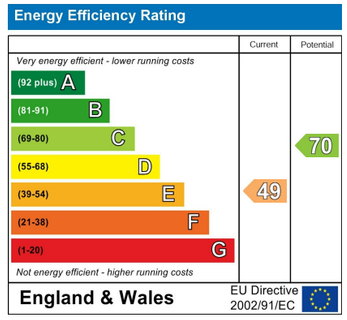
Separate WC
6'6 x 3'2
UPVC double glazed opaque window to the side, WC, skirting boards.

Bedroom Two
12'6 x 11'8
UPVC double glazed window to the rear, doubled radiator, skirting boards.

Bedroom One
13'8 x 9'11
Large UPVC double glazed window to the front, double radiator, two fitted wardrobes, skirting boards.

Bedroom Three
10'4 x 6'10
UPVC double glazed window to the front, radiator, skirting boards.

Garage
18'9 x 9'1
Accessed via up and over door, the garage has fuse box, external water point, power, two single glazed opaque windows to the side and door leading into the rear garden..

Outside
The front garden is paved and bordered by shrubs and bushes for ease of maintenance. The rear garden garden is also paved for ease of maintenance with a raised paved area ideal for garden furniture, there is also a wooden gate to the rear.

Other Details
Tenure: Freehold
Council Tax Band: C (£2,122.00 per annum)