

## Lytham Road, Clarendon Park

£315,000

Available with NO CHAIN is this period terrace property providing a FOUR BEDROOM family home or a five bedroom HMO student investment. The property retains original features and some modern touches.

Council Tax band: C

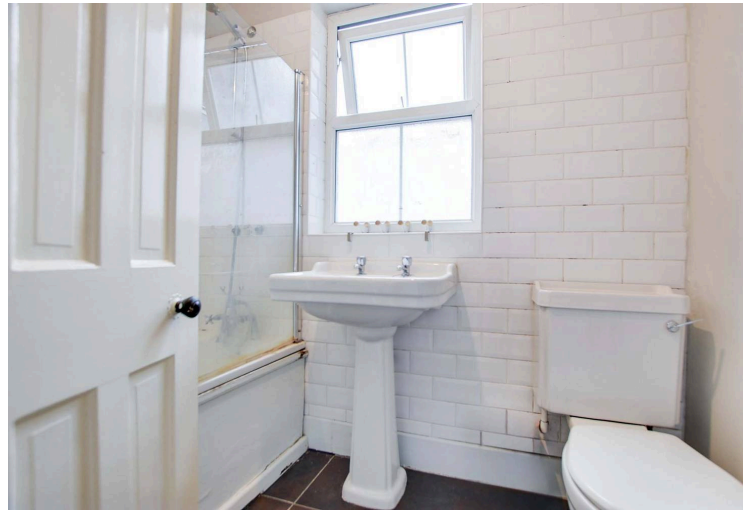
Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





### Entrance Hall

With tiled floor, stairs to first floor, radiator.

### Reception Room/Potential Bedroom Five 12' 4" x 9' 9" (3.77m x 2.97m)

With double glazed window to the front elevation, ceiling cornice, picture rail, period style fireplace with surround, radiator.

### Reception Room Two 12' 8" x 12' 4" (3.85m x 3.77m)

With double glazed window to the rear elevation, under stairs storage cupboard with meters, ceiling cornice, log burner, laminate floor, radiator.

### Kitchen 10' 9" x 7' 7" (3.28m x 2.32m)

With double glazed window to the side elevation, one and a half bowl stainless steel sink and drainer unit with work surface over, gas cooker point, tiled floor, part tiled walls, door to lobby.





SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### **Lobby/Utility Room** 6' 0" x 4' 0" (1.83m x 1.23m)

With door to the side elevation, window to the rear elevation, plumbing for washing machine, work surface, wall mounted boiler.

### **Ground Floor WC** 6' 0" x 3' 3" (1.82m x 1.00m)

With low-level WC, wash hand basin, tiled floor, radiator.

### **First Floor Galleried Landing**

With original storage cupboard, stairs to second floor, radiator.

### **Bedroom One** 14' 9" x 12' 4" (4.49m x 3.76m)

With double glazed window to the front elevation, built-in wardrobe, fireplace, radiator.

### **Bedroom Two** 11' 3" x 9' 9" (3.44m x 2.98m)

With double glazed window to the rear elevation, fireplace, wooden floor, radiator.

### **Bedroom Three** 10' 8" x 7' 9" (3.26m x 2.35m)

With double glazed window to the rear elevation, radiator.

### **Bathroom** 7' 5" x 4' 10" (2.27m x 1.48m)

With double glazed window to the side elevation, bath with mixer tap shower attachment, low-level WC, wash hand basin, tiled floor, heated towel rail.

### **Second Floor Landing**

With access to bedroom four.

### **Bedroom Four** 21' 8" x 13' 3" (6.60m x 4.04m)

narrowing to 2.34 m. With double glazed window to the rear elevation, skylight window to the front elevation, eaves storage cupboard, study area, radiator.

### **Shower Room** 6' 0" x 4' 11" (1.84m x 1.49m)

With double glazed window to the rear elevation, shower cubicle with electric shower, pedestal wash hand basin, low-level WC, extractor fan, radiator.

### **Rear Garden**

With an outside store, lawn area, walled perimeter, gate to side access.

### **Permit Parking Zones**

The property is within a controlled parking zone. Buyers and tenants should make their own enquiries with the local council regarding permit availability and associated costs.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**We'll keep you moving...**



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