



- Modern Semi Detached
- Four Bedrooms
- Lounge & Dining Kitchen
- Downstairs WC
- Bathroom
- En-Suite Shower Room
- Gardens & Parking
- Sold As A 75% Share

10 Bowden Lane
Lytham St. Annes, FY8 3FN

£210,000

A well presented four bedroom semi detached property, located on this popular new development, close to Lytham St. Annes. Being sold as a 75% share, the accommodation comprises of an entrance hall, downstairs WC, lounge and a dining kitchen. To the first floor there are four good sized bedrooms, en-suite shower room off the master bedroom and an additional family bathroom. Externally there is a garden to the front and off road parking. Side access leads to the rear garden and a patio area. Rent, service/management charge and insurance £218.05 PCM. Lease 247 years.

Ground Floor

Entrance Hall 17' 3" x 4' 11" (5.25m x 1.50m)

Radiator, storage cupboard, stairs to first floor.

Downstairs WC 7' 0" x 3' 11" (2.13m x 1.19m)

Low level WC, wash basin, radiator, window to front.

Lounge 14' 8" x 11' 5" (4.47m x 3.48m)

Radiator, windows to front.

Dining Kitchen 19' 2" x 12' 7" (5.84m x 3.83m)

Fitted with a range of base and eye level units incorporating a sink and drainer, gas hob with extractor over, double oven, built in fridge freezer, space for washing machine and dishwasher, radiator, spot lighting, window to side and rear, French doors to garden.



First Floor

Landing

Storage cupboard, access to loft area.

Bedroom One 11' 2" x 10' 5" (3.40m x 3.17m)

Radiator, windows to front.

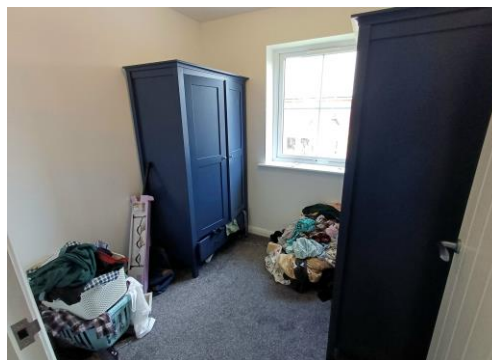
En-Suite Shower Room 6' 1" x 5' 3" (1.85m x 1.60m)

Low level WC, wash basin, shower cubicle, towel radiator, part tiled walls, window to side.



Bedroom Two 10' 6" x 9' 9" (3.20m x 2.97m)

Radiator, window to rear.



Bathroom 6' 11" x 6' 2" (2.11m x 1.88m)
Suite comprising of a low level WC, wash basin, panelled bath with shower over, spot lighting, towel radiator, part tiled walls, window to front.

Bedroom Three 9' 3" x 7' 1" (2.82m x 2.16m)

Radiator, window to rear.



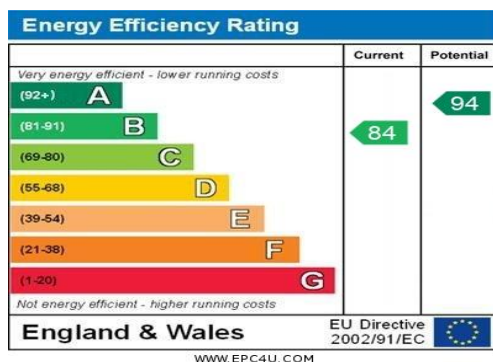
Bedroom Four 7' 6" x 7' 1" (2.28m x 2.16m)

Radiator, window to front.

External

Externally there is a garden to the front and off road parking. Side access leads to the rear garden and a patio area.





Tenure: We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

Services: All main services are understood to be connected to the property. No services or appliances have been tested.

Agents Notes: We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

Property Misdescriptions Act 1991: These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details.

No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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