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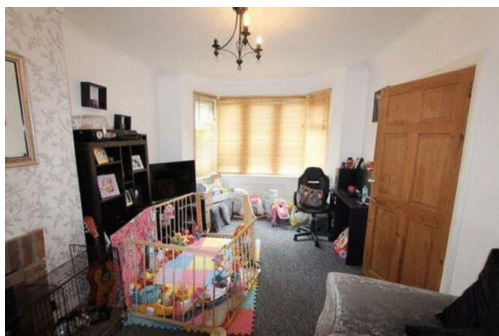
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79 Alexandra Road, Lytham St. Annes FY8 3SN

£169,950

This mid-terrace two-bedroom home is perfect for first-time buyers or those looking for a Buy-to-Let opportunity. Enjoy views of Hope Street Park and a spacious rear garden. Viewing essential!



Entrance Hall

Enter through the UPVC door with double glazed obscured glass insert and a double glazed obscured window to the side, leading into the hallway. A carpeted staircase, complete with under stairs storage cupboard (plumbed for a washing machine), leads to the first-floor landing. Radiator and doors to all ground floor rooms.

Living Room

This large reception room features a UPVC double glazed walk-in bay window to the front, flooding the space with natural light. A brick fire surround with slate hearth houses a coal effect living flame gas fire. There are two sets of radiators, a television point, coving, and a UPVC double glazed French door leading to the sunroom.

Kitchen

Double glazed windows to the rear provide additional light. The room also boasts a range of fitted wall and base units with laminate work surfaces, tiled splash backs, a stainless steel sink and drainer, an integrated electric oven, a four-ring gas hob, and space for a fridge freezer. Tiled flooring completes the space.

Second Reception Room

Tile effect vinyl flooring, radiator, UPVC double glazed anti glare roofing, UPVC double glazed French doors leading to the lounge. Currently set up as a ground floor bedroom.

First Floor Landing

Aforementioned staircase leading to first floor landing, access to loft with houses Vaillant combination boiler, doors to all first floor rooms;

Bedroom One

Two sets of UPVC double glazed windows to front overlooking hope street park, radiator.

Bedroom Two

UPVC double glazed window to rear, radiator, television point.

Bathroom

UPVC double glazed obscured windows to rear, three piece white suite comprising; roll top bath, pedestal wash hand basin, WC, tiled walls, radiator, recessed halogen spotlights.

External

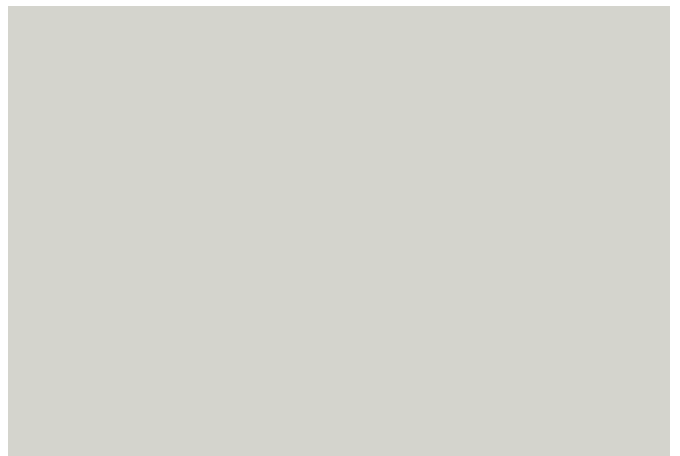
Large sunny rear garden which is mainly laid to lawn with gravelled seating area and trees to the side. Also provides access to the garage.

Garage

Brick built single garage with UPVC double glazed window to side and double opening doors.

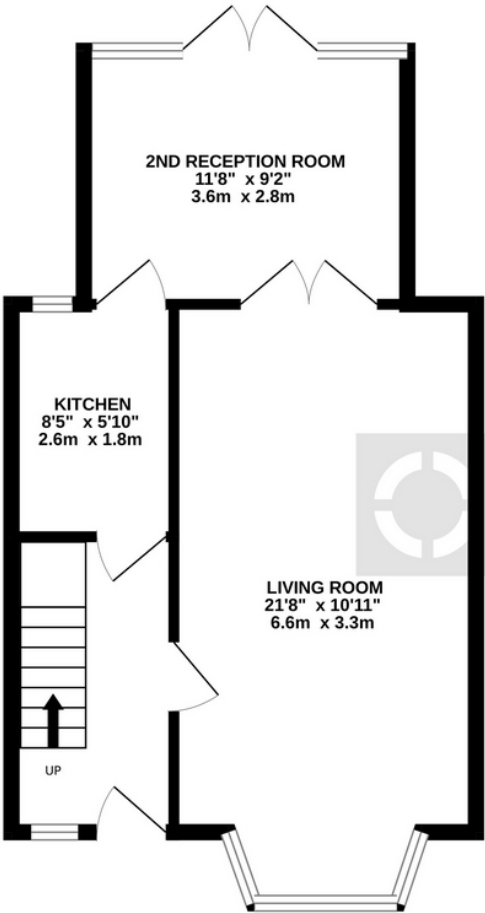
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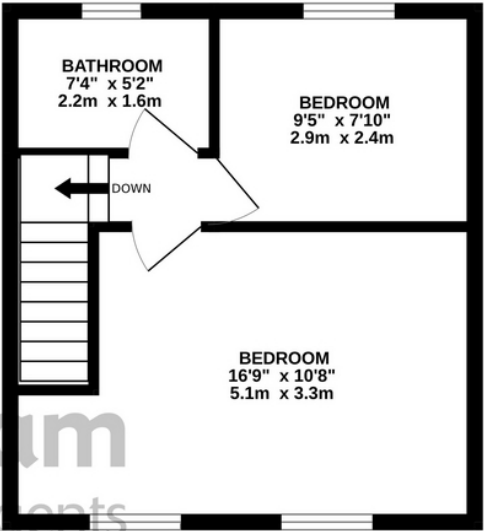


Floor Plans

GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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