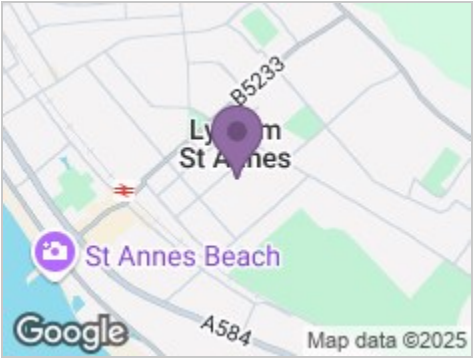


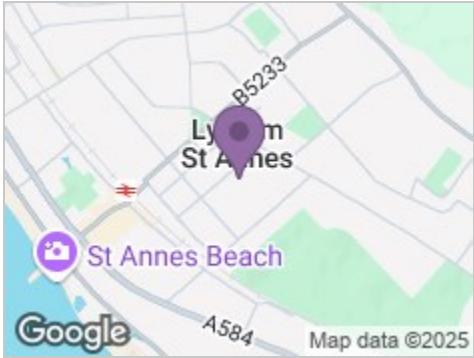
Road Map



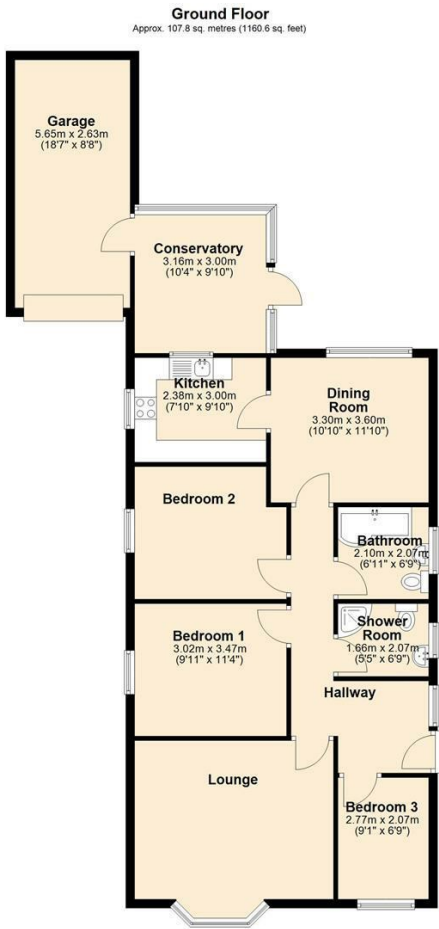
Hybrid Map



Terrain Map



Floor Plan

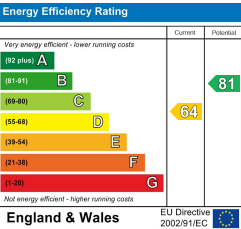


Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



65 Warwick Road

, Lytham St. Annes, FY8 1XJ

Offers In The Region Of £340,000  2  2  D



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65 Warwick Road

, Lytham St. Annes, FY8 1XJ

Offers In The Region Of £340,000

UPVC Double Glazed Throughout
Gas Central Heating - Modern Worcester Bosch
Combi Boiler



Hallway

Door to side providing access from side pathway.
Access to all ground floor rooms. Loft access.
Carpet, ceiling light and radiator.

Lounge

14'7" x 11'10"
UPVC double glazed bay window to front. Carpet,
ceiling lights and radiator.

Bedroom One

11'4" x 9'10"
UPVC double glazed window to side. Carpet, ceiling
lights and radiator.

Bedroom Two

11'4" x 9'10"
UPVC double glazed window to side. Carpet, ceiling
lights and radiator.

Bedroom Three

9'1" x 6'9"
UPVC double glazed window to front. Carpet, ceiling
lights and radiator.

Bathroom

6'10" x 6'9"
UPVC double glazed window to side. Three piece
bathroom suite comprising; 'P' shaped panel bath,
low flush WC and pedestal wash hand basin. Tiled
wall and floors, ceiling light and towel heater.

Shower Room

6'9" x 5'5"
UPVC double glazed window to side. Three piece
bathroom suite comprising; walk in corner shower
cubicle, low flush WC and pedestal wash hand basin.
Tiled wall and floors, ceiling light and towel heater.

Dining Room

11'9" x 10'9"
UPVC double glazed window to rear. Cupboard
housing combi boiler. Carpet, ceiling lights and
radiator.

Kitchen

9'10" x 7'9"
UPVC double glazed window to side. Range of wall
and base units with worktop above. Stainless steel
sink unit. Electric cooker with fitted extractor fan
above. Plumbed for washing machine. Space for
under counter fridge freezer. Tiled wall and floors.
Ceiling lights.

Conservatory

10'4" x 9'10"
UPVC double glazed windows to side and rear.
Internal door leading to garage.
Door to side leading to rear garden

Garage

18'6" x 8'7"
Access via up and over door to front and internal door
from conservatory.
Power and lighting

Front Exterior

Walled front garden with gates to either side provided
off road parking and access into property.

Rear Exterior

Paved patio opening into lawn rear garden with laid
lawn and established trees.

Further Information

Tenure - Freehold
Council Tax Band - D
EPC Rating C

