

Road Map



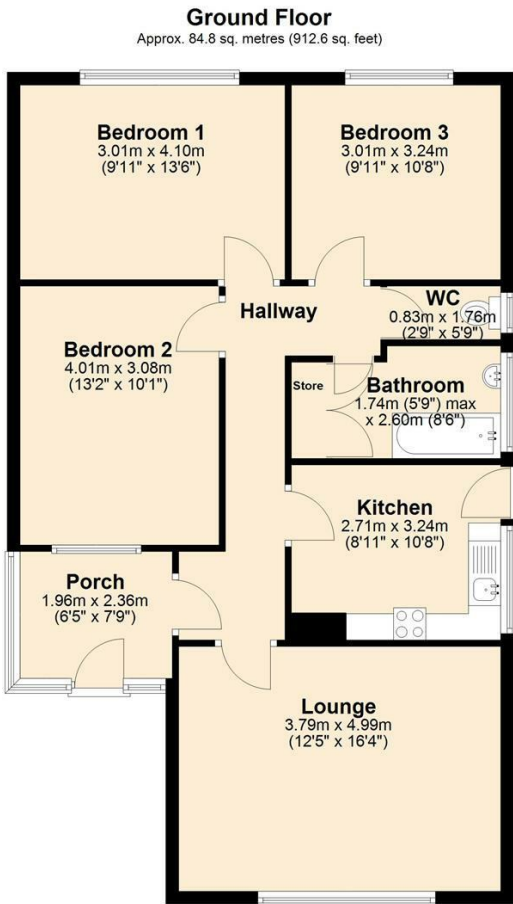
Hybrid Map



Terrain Map



Floor Plan

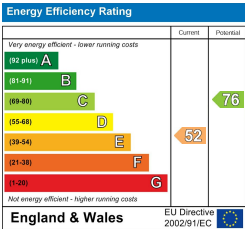


Viewings

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



22 Crosland Road North
, Lytham St. Annes, FY8 3EP

Offers In The Region Of £280,000  3  1  2  E



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in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Porch

Door to front providing access from front garden pathway. Internal door leading into hallway.

Hallway

Access to all internal rooms. Loft access. Carpet, ceiling lights and radiator.

Lounge

16'4" x 12'5"

UPVC double glazed window to front. Four bar fire with back boiler to concealed chimney breast. Carpet, ceiling light and radiator.

Kitchen

11'2" x 8'10"

UPVC double glazed window to side and UPVC door to side providing access to side driveway. Range of wall and base units with worktop above. Stainless steel sink unit with mixer tap above. Plumbed for washing machine. Ceramic electric hob with electric oven beneath and extractor fan above. Vinyl flooring, splash back tiles and ceiling light and under cupboard lighting.

Bedroom One

13'5" x 9'10"

UPVC double glazed window to rear. Carpet, ceiling light and radiator.

Bedroom Two

13'1" x 10'1"

Internal window to front.. Carpet, ceiling light and radiator.

Bedroom Three

10'7" x 9'10"

UPVC double glazed window to rear. Fitted wardrobe. Carpet, ceiling light and radiator.

Bathroom

10'7" x 5'8"

Single glazed opaque window to side. Panel bath with mains shower above and pedestal wash hand basin. Fitted airing cupboard housing immersion hot water tank. Tiled walls and floor, ceiling light and radiator.

WC

5'9" x 2'8"

Single glazed opaque window to side. Low flush WC. Tiled walls and floor & ceiling light.

Front Exterior

Landscaped front lawn with established flower beds. Side driveway providing single file off road parking and access to single garage and rear garden.

Rear Exterior

Lovingly maintained garden with stepped lawns and well established plants, shrubs and fruit trees.

Further Information

Tenure - Freehold

Council Tax Band - C - Fylde Borough Council

EPC Rating E

Agent's Disclaimer

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