

## Road Map



## Hybrid Map



## Terrain Map



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SALES & LETTINGS

## Floor Plan



**26 Tuxford Road**

, Lytham St. Annes, FY8 4BH

Offers In The Region Of £195,000

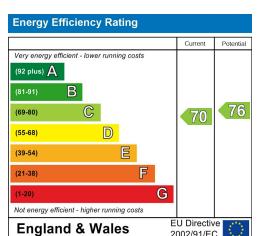


## Viewings

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.

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## Energy Efficiency Graph



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## Hallway

UPVC opaque double glazed window to front. Bright and airy hallway with spindled staircase providing access to first floor galleried landing. Access to ground floor rooms. Carpet, ceiling lights and radiator.

## Lounge

16'11" x 11'0"  
UPVC windows to front. Carpet, ceiling lights and radiator. Open access to Sitting Room & Kitchen/Diner

## Sitting Room

11'0" x 9'8"  
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

## Kitchen/Diner

21'8" x 10'9"  
UPVC double glazed window to side. UPVC door to rear providing access to rear garden. Stainless steel sink unit. Freestanding gas cooker. Plumbed for washing machine and space for tumble dryer. Space for fridge freezer. Wood effect vinyl flooring and ceiling lights.

## Landing

Large UPVC opaque double glazed window to front. Open galleried landing providing access to all first floor rooms. Carpet and ceiling lights.

## WC

6'5" x 3'6"  
UPVC double glazed opaque window to side. Low flush WC. Tiled walls. Carpet and ceiling light. Loft access.

## Bathroom

6'8" x 6'5"  
UPVC double glazed opaque window to side. Panel bath with shower above and pedestal wash hand basin. Cupboard housing Worcester Bosch combi boiler. Tiled wall and floor. Radiator and ceiling light.

## Bedroom One

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

## Bedroom Two

11'0" x 11'0"  
UPVC double glazed window to front. Carpet, ceiling lights and radiator.

## Bedroom Three

11'0" x 10'2"  
UPVC double glazed window to rear. Carpet, ceiling lights and radiator.

## Front Exterior

Lawned front garden and paved driveway with patio slabs and established shrubs.  
Access to garage.

## Rear Exterior

Large South West facing rear garden with central lawn and paved patio.  
Brick built single garage.

## Further Information

Tenure - Leasehold  
Date : 1 November 1960  
Term : 999 years (less 10 days) from 1 November 1958  
Rent : £5.10s.0d  
Council Tax - B - Fylde Council Tax  
EPC Rating - C

