



Harker Lane, Lytham St. Annes, FY8 3FY

£279,995

*** POPULAR RESIDENTIAL LOCATION * CLOSE TO AMENITIES * GOOD ACCESS TO MOTORWAY *
MOVE IN CONDITION ***



11 Harker Lane, Lytham St. Annes, FY8 3FY

PARAGRAPH

Presenting a neutrally decorated, detached property for sale in a location that benefits from being situated close to schools, and local amenities. This property is ideally suited for families and couples alike.

The property boasts three bedrooms, two of which are double rooms and one is a generous single room. The main bedroom includes an en-suite for added convenience. The remaining two bedrooms provide ample space for rest and relaxation.

The heart of the home, the kitchen, is designed in an open-plan style with plenty of room for a dining space. It is the perfect setting for family meals and entertaining guests.

In addition to the bedrooms and kitchen, there is one reception room in the property, providing an additional space for relaxation or entertainment.

Comfort and energy efficiency are key in this property, with an EPC rating of B.

The property is also placed in council tax band D.

One of the many features of this property is its driveway which would accommodate several cars, plus there is a garage too.

EXTERNAL FRONT

To the front of the property there is a garden area and driveway parking which leads to a single garage.

HALLWAY

Access to the ground floor accommodation.

GROUND FLOOR W/C 6'1" x 3'0" (1.87 x 0.92)

Fitted with a two-piece suite comprising of w/c and wash hand basin. Vinyl flooring.

LOUNGE 15'10" x 15'6" (4.83 x 4.73)

Reception room with window to the front aspect. Carpet flooring. Stairs to first floor.

OPEN PLAN KITCHEN DINER 16'7" x 15'10" (5.08 x 4.83)

Fabulous open-plan kitchen diner fitted with a range of wall and base units with work surfaces over incorporating sink unit with mixer tap and drainer. Integrated oven, hob and fridge freezer. Recessed spotlights and ceiling lights. Space for dining table and chairs. Laminate flooring. French doors to rear garden.

LANDING

Access to first floor accommodation. Carpet flooring.

BEDROOM 1 12'3" x 11'10" (3.75 x 3.63)

Double bedroom with window to the front aspect. Carpet flooring.

EN-SUITE 5'6" x 5'4" (1.68 x 1.65)

Fitted with a three-piece suite comprising of shower cubicle, wash hand basin and w/c. Window to the front aspect. Vinyl flooring.

BEDROOM 2 8'10" x 8'3" (2.70 x 2.52)

Double bedroom with window to the rear aspect. Carpet flooring.

BATHROOM 7'10" x 6'0" (2.39 x 1.84)

Fitted with a three-piece suite comprising of bath, wash hand basin and w/c. Window to the side aspect. Vinyl flooring.

BEDROOM 3 9'0" x 6'6" (2.75 x 2.00)

Single bedroom with window to the rear aspect. Carpet flooring.

EXTERNAL REAR

Fence enclosed garden with lawn and patio area. Gate giving access to the driveway and garage.





