



Fisher Grove, Lytham St. Annes, FY8 3GZ

£259,000

**** NO ONWARD CHAIN ** PRICED TO SELL ** SPACIOUS THREE BEDROOM PROPERTY ** GOOD SIZED KITCHEN DINING ROOM ** LOUNGE AREA ** CLOAKROOM WC ** EN SUITE TO MAIN BEDROOM ** GARAGE WITH DRIVEWAY PARKING ****



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The property provides great access to local primary and secondary schools within close proximity. The location also is within a 5 minute drive to the popular St Anne's seaside resort and town centre offering a range of local shops, cafes and restaurants. Leisure facilities come in abundance, with the YMCA, fantastic golf courses, parks and beaches. Excellent for transport links with regular buses, a train station close by and within 15 minute drive of the M55.

ENTRANCE HALL

Stairs to first floor, understairs storage, carpet flooring

CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks

LOUNGE AREA 15'8" x 12'5" max (4.8 x 3.8 max)

Double glazed windows, carpeted flooring

KITCHEN DINING ROOM 16'4" x 9'2" max (5.0 x 2.8 max)

Double glazed doors and window to rear gardens, a range of modern wall and base units with work surfaces over and integrated appliances,

FIRST FLOOR LANDING

Loft access, carpeted flooring

MAIN BEDROOM 12'5" x 9'6" max (3.8 x 2.9 max)

Double glazed windows, carpeted flooring, fitted wardrobes, carpet flooring

EN SUITE

Shower enclosure, low level wc, wash hand basin, tiled surrounds

BEDROOM 10'5" x 8'6" (3.2 x 2.6)

Double glazed window, carpet flooring

BEDROOM 8'10" x 6'6" (2.7 x 2.0)

Double glazed window, carpet flooring

MAIN BATHROOM

Matching white bathroom suite, tiled surrounds, frosted double glazed window

REAR GARDENS

Lawned area, small patio seating area, gated side access to garage

GARAGE & PARKING

Single garage with up and over door, power and light, parking to the front





