



Coopers Row, Lytham St. Annes, FY8 4UD

£329,995

EXCELLENT VALUE FOR MONEY!!! We are delighted to be able to present to you this beautifully presented and maintained 4 bedroom townhouse, situated in Lytham!



12 Coopers Row, Lytham St. Annes, FY8 4UD

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 4 bedroom mid townhouse, situated on the outskirts of Lytham. Benefiting from spacious living accommodation set over 3 floors, detached garage and 2 en-suite shower rooms.

The living accommodation briefly comprises of; open plan kitchen/diner, dining room, study, conservatory and utility. To the first floor, lounge, bedroom with en-suite shower room. To the second floor, 3 double bedrooms, en-suite shower room and family bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

Leasehold - over 970 years remaining
Ground rent - £200pa
Maintenance charge - £500pa
Council tax band - E

GROUND FLOOR

Dining room 10'7" x 16'2" (3.24 x 4.94m)
High quality vinyl flooring with curtains

Kitchen/diner 10'11" x 19'11" (3.35 x 6.08m)
High quality wood effect laminate flooring with access to conservatory and large under-stair storage cupboard. A range of fitted kitchen units, worktops and integrated kitchen appliances, including double oven, hob and hood

Conservatory 7'6" x 10'7" (2.30 x 3.24m)
Tile flooring with access to the rear garden

Study 8'7" x 6'1" (2.63 x 1.86m)
High quality vinyl flooring with blind

Utility 5'10" x 5'1" (1.80 x 1.55m)
High quality wood effect laminate flooring with plumbing for washing machine

FIRST FLOOR

Lounge 12'11" x 20'11" (3.95 x 6.39)
Carpet flooring with access to balcony and curtains

Bedroom 11'4" x 15'2" (3.46 x 4.63)
Carpet flooring with window to the rear elevation and curtains

En-suite
High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, radiator and partially tiled decor

SECOND FLOOR

Bedroom 12'10" x 13'1" (3.92 x 4.00)
Carpet flooring with window to the front elevation, curtains and open aspect to dressing area

En-suite
High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, radiator and partially tiled decor and radiator

Bedroom 11'6" x 10'4" (3.51 x 3.17m)
Carpet flooring with window to the rear elevation curtains

Bedroom 11'5" x 9'3" (3.50 x 2.84m)
Carpet flooring with window to the rear elevation and curtains

Bathroom
High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splashback screen, partially tiled decor and heated towel rail

EXTERNAL
Private rear garden with laid to lawn, patio area enclosed by panel fencing. Gated access to the rear single parking space and access to single detached garage with up&over door.





