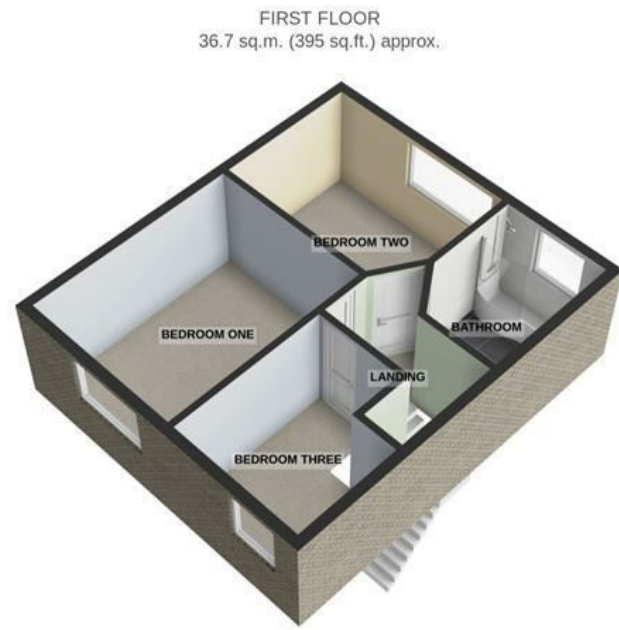




GROUND FLOOR  
46.9 sq.m. (505 sq.ft.) approx.



FIRST FLOOR  
36.7 sq.m. (395 sq.ft.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2024



**CURZON ROAD, LYTHAM ST. ANNES  
FY8 3SQ**

**ASKING PRICE £169,950**

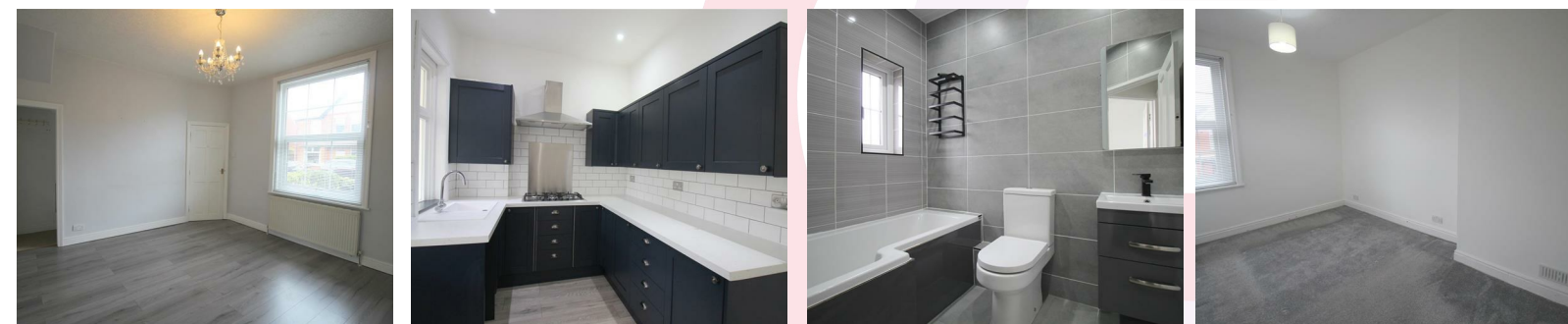
- WELL PRESENTED THREE BEDROOM MID TERRACED FAMILY HOME OFFERED WITH NO CHAIN
- SPACIOUS LOUNGE - RECENTLY FITTED MODERN KITCHEN AND BATHROOM - CONSERVATORY
- CONVENIENTLY LOCATED FOR LOCAL SHOPS, TRANSPORT LINKS, ST ANNES TOWN CENTRE AND ST ANNES SEA FRONT
- LARGE ENCLOSED SOUTH WESTERLY FACING REAR GARDEN - GARAGE - EPC RATING: C



We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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**Entrance**  
Entrance gained via composite door which leads into;

**Entrance Hallway**  
Radiator, stairs leading up to the first floor landing, door leading into;

**Lounge**  
14'7 x 13'2  
UPVC double glazed windows to front, radiator, telephone and television points, wooden laminate flooring, coving, skirting boards. There is also a door leading to under stair storage space which houses the fuse box and meters.

**Dining Kitchen**  
17'7 x 7'6  
The modern dining kitchen includes: Two sets of single glazed windows to the rear, radiator, good range of wall and base units with marble effect laminate work surfaces with incorporated ceramic sink and drainer with chrome mixer tap, wall mounted cupboard housing a ' Glow worm ' combi boiler, tiled to splash backs, integrated electric double oven, ' Lamona ' five ring gas hob with overhead triple extractor hood, spaces for a dishwasher and fridge freezer, laminate flooring, further space for a dining table set, solid wood door with glass insert providing access into;

**Conservatory**  
12'11 x 4'6  
UPVC double glazed windows to the side and rear, French door leading out into the garden, Polycarbonate roof, plumbed for a washing machine.

**First Floor Landing**  
Loft hatch and doors to the following rooms;

**Bedroom Three**  
10'2 x 8'1  
UPVC double glazed windows to front, radiator,



wooden laminate flooring, fitted cupboard, skirting boards.

**Bedroom One**  
13'3 x 9'2  
UPVC double glazed window to the front, radiator, skirting boards.

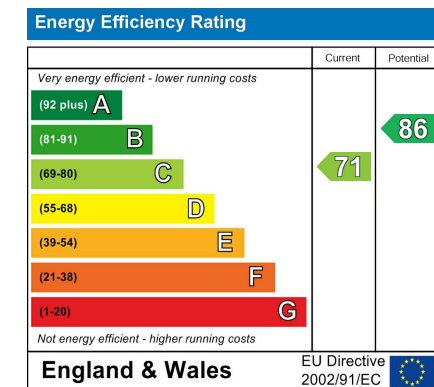
**Bedroom Two**  
11'7 x 7'7 at widest point  
UPVC double glazed windows to the rear, radiator, skirting boards.

**Bathroom**  
7'5 x 5'9  
The contemporary bathroom includes: UPVC double glazed opaque window to the rear, three piece white suite comprising 'L' shape panelled bath, vanity wash hand basin and low level WC, heated towel rail, tiled walls and flooring, wall mounted LED illuminated mirror.

**Garage**  
Brick built garage, up and over garage door to front, side privacy door.

**Outside**  
Front garden with a variety of plants and shrubs. Enclosed South West facing rear garden mainly laid to lawn with paved patio and path to end of the garden, outside power point. There are also two outbuildings provide storage space.

**Other Details**  
Tenure: Leasehold  
Length left on the lease: 872 years  
Ground rent: TBC  
Council Tax Band: B ( £1,684.00 per annum )



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