



**ST. DAVIDS GROVE, LYTHAM ST. ANNES  
FY8 2QR**

**£625 PER MONTH**

- RECENTLY REFURBISHED AND BEAUTIFULLY PRESENTED ONE BEDROOM MEWS HOUSE
- SITUATED IN A GREAT LOCATION CLOSE TO LOCAL SHOPS, ST ANNES CENTRE AND PROMENADE
- LOUNGE - KITCHEN - BATHROOM - DOUBLE BEDROOM - ALLOCATED PARKING SPACE - COMMUNAL GARDENS - ENERGY RATING D\*\*\*\*
- AVAILABLE END OF APRIL 24



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

UPVC double glazed door with opaque glass inserts leads into:

### Porch

Parquet flooring, door leads into:

### Lounge

13'01 x 9'01

UPVC double glazed window to the front, UPVC double glazed window to the side, storage cupboard, storage heater, aerial point, stairs lead to the first floor, lounge is open to:

### Kitchen

7'09 x 6'10

UPVC double glazed window to the side, white high gloss base units with laminate work surface, stainless steel sink and drainer, integrated appliances include: Beko four ring electric hob, Beko electric oven with grill, Baila vinyl click flooring, tiled to splash backs, space for washing machine, space for fridge freezer, telephone point.

### Stairs and Landing

Wooden balustrade, storage cupboard, doors lead to the following rooms:

### Bedroom

13'01 x 8'02

UPVC double glazed window to the front, aerial point.

### Bathroom

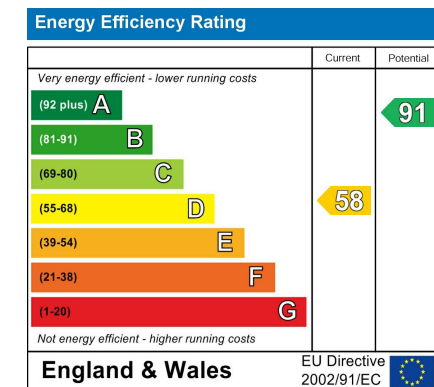
8'08 x 6'11

UPVC double glazed opaque window to the side, three piece white suite comprising of: WC, vanity wash hand basin with white high gloss cupboard underneath, bath with mains plumbed shower and glass shower screen, tiled to splash backs, chrome wall mounted heated towel rail, wall mounted mirror, loft hatch, storage cupboard housing water cylinder, Spectra click luxury vinyl flooring.



### Other details

Allocated Parking  
Communal Gardens  
Council Tax Band A (£1,457.70 per annum)



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