



**ST. DAVIDS ROAD SOUTH, LYTHAM ST. ANNES
FY8 1TJ**

**OFFERS IN EXCESS OF
£95,000**

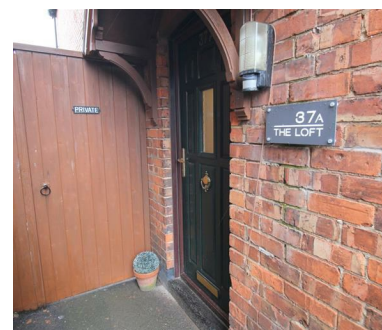
- UNIQUE 3 BED MAISONETTE ARRANGED OVER THE FIRST FLOOR AND SECOND FLOOR OF A PERIOD HOUSE, REFURBISHED AND REMODERNISED
- A SHORT STROLL FROM ST ANNES CENTRE AND ALL AMENITIES
- THREE BEDROOMS - LARGE LOUNGE - KITCHEN - SEPARATE BATHROOM AND WC
- ON ROAD PARKING ONLY - EPC RATING: D



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 with double glazed opaque glass inserts located at the side of the building.

Entrance porch

Cupboard providing plentiful storage space, wall mounted mirror, coat hooks and stairs to the first floor landing.

First Floor Landing

UPVC double glazed windows to the side, radiator, sets of coat hooks, feature staircase with exposed brickwork, leading to Bedroom One/Second Reception Room.

Kitchen

10'1 x 7'6
UPVC double glazed windows to the rear, good range of wall and base units, laminate work surfaces with incorporated ceramic one and half sink and drainer, four ring electric hob with overhead extractor fan, integrated electric oven, 'Beko' washing machine, 'Heat line' combi boiler, under counter fridge freezer, part tiled walls, wooden flooring.

Bathroom

6'10 x 5'2 to the cupboards
UPVC double glazed opaque windows to the side, two piece suite comprising: pedestal wash hand basin and bath with overhead mains powered shower, part panelled walls, extractor fan, electric shaver point, inbuilt cupboards providing plentiful storage space, wooden flooring.

Separate WC

4'7 x 3'0
UPVC opaque double glazed windows to the side, WC, extractor fan, wooden flooring, skirting boards.



Bedroom Two

13'11 x 11'5 at widest point
UPVC double glazed windows to the rear, radiator, wooden surround with granite backdrop and hearth, skirting boards.

Lounge

17'6 into the bay x 10'11
UPVC double glazed bay windows to the front, radiator, wooden surround with granite backdrop and hearth, housing wall mounted electric fire, television and telephone points, skirting boards.

Bedroom Three

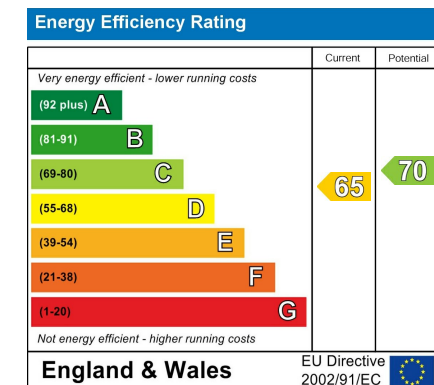
10'6 x 6'0
UPVC double glazed windows to the front, radiator, inbuilt wardrobe, fitted shelving, coving, skirting boards.

Bedroom One / Second Reception Room

19'1 x 13'0
With vaulted beam ceiling feature, UPVC double glazed windows to the front, radiator, television point, wall mounted mirror, part skirting boards.

Other Details

Tenure: TBC
Council Tax Band: B (£1,766.00 per annum)



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