



**THE HAWTHORNS, LYTHAM ST. ANNES
FY8 3XA**

ASKING PRICE £150,000

- TWO BEDROOM TERRACED FAMILY HOME IN QUIET RESIDENTIAL LOCATION
- SPACIOUS LOUNGE - DINING KITCHEN - THREE PIECE BATHROOM
- CONVENIENTLY LOCATED CLOSE TO LOCAL SHOPS AND TRANSPORT LINKS
- FRONT AND REAR GARDENS - ALLOCATED PARKING - 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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
 T 01253 711511 F 01253 711515 E info@countystateagentsltd.com





Entrance
Entrance gained via UPVC leading into;

Entrance Porch
Cupboard with fuse box, the porch leads into:

Lounge
13'3 x 12'10
UPVC double glazed windows to front, radiator, living flame effect electric fire with marble inset and hearth, television and telephone points, two wall light points, coving to ceiling, stairs to first floor, door to:

Dining Kitchen
12'9 x 9'2
UPVC double glazed windows to the rear, UPVC French door leading to the rear garden, radiator, ' Hotpoint ' induction hob with overhead extractor hood, fitted range of wall and base units, laminate work surfaces with incorporated stainless steel sink with single drainer and chrome mixer tap, integrated ' Cooke and Lewis ' electric oven, plumbing for washing machine, space for fridge/freezer, space for a table and chairs, coving to ceiling.

First Floor Landing
Radiator, doors leading to the following rooms:

Bathroom
6'6 x 5'6
UPVC double glazed windows to the rear, radiator, three piece white suite comprising: panelled bath with overhead mains powered shower, pedestal wash hand basin and WC, part tiled walls, electric shaver point.

Bedroom One
12'10 at widest point x 10'7 x
Two double glazed windows to front, radiator, television point, built-in storage cupboard.



Bedroom Two
10'0 x 6'11
Double glazed window to rear, radiator, fitted triple wardrobe.

Outside
Private rear garden with decked and lawned and paved areas. There is off street parking to the rear.

Other Details
Tenure: Leasehold
Ground rent - £68.75 per annum.
Service charge - £137.84 (this is for the maintenance of the grounds).
There are 955 years left on the lease.
Council Tax Band: B (£1,684.00 per annum)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Need an Independent Mortgage Quote?
The Mortgage Factory
 Independent Mortgage Specialists
 TEL: 01253 712 998
www.mortgagefactoryltd.com

