



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



VICTORIA STREET, LYTHAM ST. ANNES
FY8 5DZ

ASKING PRICE £295,000

- DELIGHTFUL MID TERRACED PERIOD COTTAGE, NESTLED IN HIGHLY SOUGHT AFTER LYTHAM LOCATION
- TWO DOUBLE BEDROOMS - LOUNGE - DINING ROOM - EXTENDED GALLEY KITCHEN - BATHROOM - SOUTH FACING REAR GARDEN
- CLOSE TO THE TOWN CENTRE, LOCAL AMENITIES, MEDICAL CENTRE, TRANSPORT LINKS AND JUST A SHORT WALK TO LYTHAM GREEN
- SOUTH FACING REAR GARDEN - ENERGY RATING TBC



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

Solid wood door with opaque glass inset above, leads into:

Porch

Wooden door with opaque glass inserts to both sides and above, tiled floor, original skirting boards, cupboard housing gas meter, door leads into:

Entrance Hall

Original skirting boards and cornice, radiator, laminate flooring, stairs leading to first floor, doors lead to the following rooms:

Lounge

14'05 x 11'01
UPVC double glazed bay window to the front, original skirting boards and cornice, fireplace housing electric fire, television point, radiator, laminate flooring.

Dining Room

13'0 x 12'0
UPVC double glazed French doors leading to the rear garden, 'Dimplex' inset electric fire, original skirting boards and built in cupboards, laminate flooring, radiator, under stairs storage cupboard housing the consumer unit and electric meter, door with glass inserts leads into:

Extended Galley Kitchen

16'05 x 6'11
UPVC double glazed door to the side leading to the rear garden, UPVC double glazed window to the rear, great selection of wall and base units with laminate work surfaces, integrated appliances include: four ring gas hob, electric oven with grill, overhead extractor fan, dishwasher, fridge and freezer, stainless steel sink with drainer, plumbed for washing machine, vinyl flooring, recessed spot lights.



Stairs and Landing

Aforementioned staircase leading to a split level landing, original skirting boards, 'Velux' sky light, doors lead to the following rooms:

Bathroom

8'04 x 6'10
UPVC double glazed opaque window to the rear, three piece white suite comprising of: WC, pedestal wash hand basin, bath with glass screen mains plumbed waterfall shower, fully tiled walls, radiator, loft hatch, vinyl flooring.

Bedroom Two

13'01 x 9'06
UPVC double glazed window to the rear, original skirting boards and built in cupboard, loft hatch, radiator.

Bedroom One

12'09 x 11'07 to wardrobes
Two UPVC double glazed windows to the front, built in wardrobes, television point, radiator, original skirting boards.

Outside

The front garden has stepping stone paving with gravel shingle, artificial grass, with well established shrub and planting borders.

The South facing rear garden has stepping stone paving with gravel shingle, artificial grass, small shrub and planting border, shed, external electrical point, water tap. There is ample space for table and chairs perfect for outside entertaining.

Other Details

Tenure: Leasehold
Number of years left on the lease: 873
Ground Rent: £3.64 per annum
Energy Rating: C
Council Tax Band C (£2,044.08)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(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	

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