



SOUTH HEY, LYTHAM ST. ANNES FY8 4BD

• CONVENIENTLY LOCATED FOR TRANSPORT LINKS, LOCAL SHOPS, MOTORWAY ACCESS, ANSDELL

• WELL PRESENTED SEMI DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION WITHIN CLOSE PROXIMITY TO LYTHAM ST ANNES HIGH SCHOOL AND ANSDELL MEDICAL CENTRE - OFFERED WITH

SUNNY SOUTH WESTERLY FACING REAR GARDEN - DRIVE & GARAGE - EPC RATING: TBC

• BRIGHT & AIRY LOUNGE - BREAKFAST KITCHEN - THREE BEDROOMS - SHOWER ROOM







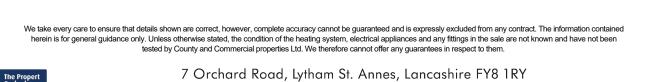












T 01253 711511 F 01253 711515 E info@countyestateagentsltd.com









ASKING PRICE £179,950



Entrance

Entrance gained via UPVC door with double glazed opaque glass inserts leads into;

Entrance Hallway

UPVC double glazed opaque window to the front, radiator, solid wood flooring, under stair cupboard housing the electric meter and fuse box which has light and plentiful storage space, solid wood folding door with single glazed decorative inserts leads into;

Breakfast Kitchen

11'1 x 11'

UPVC double glazed windows to the rear, UPVC door with double glazed opaque glass inserts leads out into the rear garden, range of wall and base units, laminate work surfaces, stainless steel one and half sink and drainer with chrome mixer tap, overhead illuminated extractor fan, space for oven, hob and grill, plumbed for a washing machine and dishwasher, space for a breakfast table and chairs, tiled to splash backs, solid wood flooring.

Lounge

15' x 10'10

UPVC double glazed windows to the front and rear, two sets of radiators, log burning stove housed in exposed brick surround with slate hearth, television and telephone points, solid wood flooring, solid wood shelving.

First Floor Landing

UPVC double glazed window to the front, loft hatch, solid timber doors lead to the following rooms;

Bedroom Three

9'9 x 6'10

UPVC double glazed windows to the front, radiator, coving.



Bedroom Two

10'11 at widest point UPVC double glazed windows to the rear, radiator, coving.

Bedroom One

12'3 x 10'8

UPVC double glazed windows to the rear, radiator, telephone points, coving.

Shower Room

7'8 x 5'11

UPVC double glazed window to the rear, floor mounted radiator, two piece white suite comprising of; WC and pedestal wash hand basin, overhead mains powered shower in single glazed cubicle, part tiled walls, laminate flooring, cupboard housing a 'Baxi' combi boiler which also provides plentiful storage space.

Outside

The front garden is laid to lawn for ease of maintenance with driveway to the side leading to a single brick garage. The rear garden is mostly paved with plant/shrub borders for ease of maintenance, there are also established trees.

Garage

18' x 10'11

Accessed via an up and over door at the front or solid timber door with opaque double glazed inserts in the rear garden, the garage has power and light.

Other Details

Tenure: Freehold

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





