



**SOUTH HEY, LYTHAM ST. ANNES  
FY8 4BD**

**ASKING PRICE £179,950**

- 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 NO CHAIN
- BRIGHT & AIRY LOUNGE - BREAKFAST KITCHEN - THREE BEDROOMS - SHOWER ROOM
- CONVENIENTLY LOCATED FOR TRANSPORT LINKS, LOCAL SHOPS, MOTORWAY ACCESS, ANSDELL AND LYTHAM TOWN CENTRES
- SUNNY SOUTH WESTERLY FACING REAR GARDEN - DRIVE & GARAGE - EPC 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

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 )



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

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