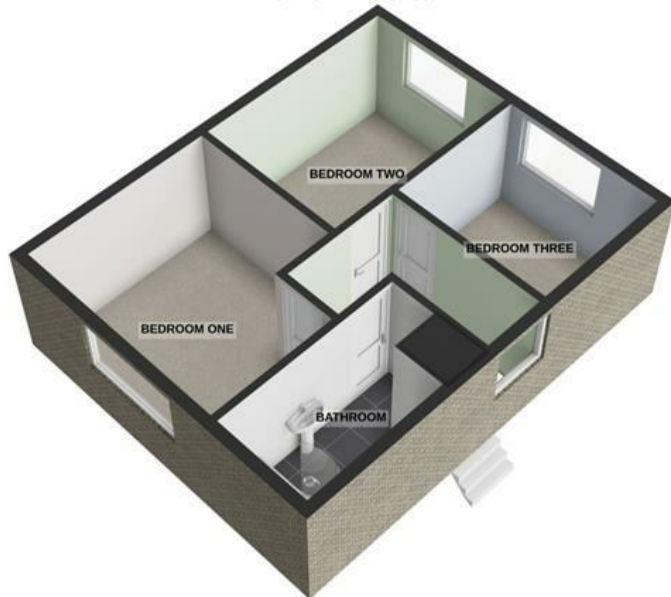


GROUND FLOOR  
38.6 sq.m. (415 sq.ft.) approx.



FIRST FLOOR  
36.8 sq.m. (397 sq.ft.) approx.



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

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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**RUTLAND ROAD, LYTHAM ST. ANNES  
FY8 4DX**

**ASKING PRICE £220,000**

- WELL PRESENTED SEMI DETACHED FAMILY HOME OFFERED WITH NO CHAIN - A STONE'S THROW AWAY FROM ANSDALL TOWN CENTRE AND A SHORT DRIVE AWAY FROM LYTHAM TOWN CENTRE
- CONVENIENTLY CLOSE TO SEA FRONT, LOCAL SHOPS & EXCELLENT SCHOOLS, TRANSPORT LINKS AND MOTORWAY ACCESS
- THREE BEDROOMS - BRIGHT AND SPACIOUS LOUNGE - DINING KITCHEN - THREE PIECE BATHROOM
- GENEROUSLY SIZED SOUTH EASTERLY FACING REAR GARDEN - POTENTIAL TO BE EXTENDED - EPC RATING D





#### Entrance

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

#### Entrance Vestibule

Accessed via a uPVC door, solid timber door leads into the lounge, stairs lead to the first floor.

#### Lounge

A light & airy family room with a bay window to the front, laminate wood flooring, a feature fire place with wall mounted TV point and a wooden door leading to the kitchen.

#### Dining Kitchen

A range of modern base & wall units with complimentary marble effect work top surfaces. Integrated appliances include a sink & drainer unit with mixer tap, electric oven & four ring induction hob with above extractor hood and a dishwasher. There is plenty of space for a fridge/freezer & washer. Off the kitchen is the dining area with space for a dining table & chairs, a door to the under stairs cupboard and there are two windows and a door leading to the rear garden.

#### First Floor Landing

Loft access, solid timber doors lead to all rooms.

#### Bedroom One

11'9" x 9'0"

A lovely sized double bedroom with a window to the front and a feature fireplace. There is plenty of space for a range of bedroom furniture.

#### Bedroom Two

11'0" x 8'7"

Another double bedroom with a window overlooking the rear garden.



#### Bedroom Three

8'8" x 7'5"

A single bedroom with a window overlooking the rear garden.

#### Bathroom

A modern three piece suite including a P shaped bath with mains plumbed shower, WC & wash hand basin. Additionally there are fully tiled walls & wood effect flooring.

#### Outside

To the front is a low maintenance lawned garden with a driveway for one car. To the rear there is an extensive part paved, part lawned garden with a variety of plants, bushes & trees and a timber summer house.

#### Other Details

Tenure: Freehold

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

THE PROPERTY BENEFITS FROM BEING FULLY REWIRED & IS DOUBLE GLAZED THROUGHOUT.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		68	
(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	