



**ASHTON STREET, LYTHAM ST. ANNES  
FY8 5NT**

**£1,595 PER MONTH**

- MODERN THROUGHOUT TO A VERY HIGH STANDARD, FULLY FURNISHED
- LARGE LOUNGE OPEN TO THE DINING ROOM, KITCHEN, FOUR BEDROOMS (OVER TWO FLOOR) LARGE FAMILY BATHROOM
- JUST BEING A SHORT WALK TO LYTHAM TOWN CENTRE & LYTHAM GREEN.
- GORGEOUS GARDEN TO REAR - ENERGY RATING E



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 Vestibule

Accessed via an original wood front door, feature tiled flooring, glazed door with feature stained glass windows lead to the entrance hall.

### Hallway

A light & welcoming hallway with feature tiled flooring, stairs lead to the first floor and doors lead off to the lounge & dining room.

### Lounge

A fantastic sized lounge with a lovely bay window to the front, feature fireplace with living flame gas fire, wall mounted TV point, and laminate wood flooring. The lounge opens up to the dining room.

### Dining Room

Another great sized family room with a window to the rear, built-in storage cupboards, laminate wood flooring, door to the under stairs storage cupboard and door to the kitchen. The under stairs cupboard houses the fusebox and utility meters.

### Breakfast Kitchen

A range of modern base & wall units with wood effect work top surfaces incorporating a sink & drainer unit with mixer tap. Integrated appliances include an electric oven with four-ring halogen hob & above extractor hood, eye level microwave/oven, fridge & freezer, washer & dishwasher. Additionally there are part tiled walls & splashbacks, a cupboard housing an Ideal combi boiler, windows to side & rear and a door to the rear garden.

### First Floor Landing

Split level landing with stairs to the second floor, and doors leading off to all first floor rooms.

### Bedroom One

A great sized double with a window to the front & plenty of space for a range of bedroom furniture.



### Bedroom Two

Another great sized double with a window to the rear & plenty of space for a range of bedroom furniture.

### Bedroom Three

A single bedroom with window to the front.

### Family Bathroom

A four-piece contemporary white suite including a bath with telephone style shower head, double walk-in shower enclosure with mains plumbed shower, WC & wash hand basin incorporating a vanity cupboard underneath. Additionally there are fully tiled walls & flooring and windows to the side & rear.

### Outside

To the front & rear there are paved gardens with a variety of bushes and planted borders. The rear garden is of a courtyard style and is very secluded. There is also a gate leading to the rear service road.

### Other Details

Council Tax Band - D (£2,299.59 per annum)

Energy Rating: E

