



**LEA GREEN DRIVE, WESTBY
FY4 5FX**

ASKING PRICE £159,000

- IMMACULATELY PRESENTED AND READY TO MOVE INTO TERRACED FAMILY HOME IN SOUGHT AFTER RECENTLY DEVELOPED QUIET RESIDENTIAL LOCATION - OFFERED WITH NO CHAIN INVOLVED
- TWO BEDROOMS - MODERN FAMILY BATHROOM AND DINING KITCHEN - BRIGHT AND AIRY LOUNGE - DOWNSTAIRS WC
- WITHIN EASY REACH OF LOCAL SCHOOLS AND MOTORWAY ACCESS
- SPACIOUS REAR GARDEN - TWO ALLOCATED PARKING SPACES - EPC RATING: B

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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 composite which leads into;

Entrance Vestibule

Stairs to first floor, radiator, fuse box, cupboard housing the electric meter, door leads into;

Lounge

13'11 x 9'1
UPVC double glazed windows to the front, radiator, small inbuilt cupboard, telephone point, coving, door leads into:

Kitchen

12'7 x 10'
UPVC double glazed windows to the rear, UPVC door with double glazed inserts leading out into the garden, contemporary fitted kitchen comprising of: range of wall and base units, laminate work surfaces, stainless steel sink and drainer, four ring gas hob with overhead illuminated extractor hood, integrated 'Electrolux' electric oven, plumbed for a washing machine, space for fridge freezer and dining set, cupboard housing combi boiler, grey wood effect laminate flooring, door leads into:

Downstairs WC

4'9 x 3'1
Two piece white suite comprising of: pedestal wash hand basin and WC, radiator, grey wood effect laminate flooring.

First Floor Landing

Loft hatch, doors lead into the following rooms;

Bedroom One

12'7 x 8'9
UPVC double glazed windows to the rear, radiator, telephone point.

Bathroom

6' x 6'
Three piece white suite comprising of: pedestal wash hand basin, WC and bath with overhead mains powered shower, radiator, extractor fan, part tiled walls, wall mounted mirror fronted cabinet, grey wood effect laminate flooring.

Bedroom Two

12'7 at widest point x 8'9
UPVC double glazed windows to the front, radiator, inbuilt cupboard providing plentiful storage space.

Outside

Large enclosed sunny rear garden mainly laid to lawn with flagged pathway to the side for ease of maintenance, gated access to bin storage area, outside water tap.

Other Details

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A		83	
(81-91) B			
(69-80) C			
(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	