



**DALTON STREET, LYTHAM ST. ANNES  
FY8 2HX**

**£875 PER MONTH**

- UNFURNISHED FAMILY HOME IN QUIET RESIDENTIAL LOCATION
- CLOSE TO LOCAL SHOPS & SCHOOLS - 3 BEDROOMS - 2 RECEPTION ROOMS - KITCHEN & BATHROOM - REAR GARDEN



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

UPVC entrance door with opaque leaded glass inserts and opaque top and side lights, leads into:

### Hallway

Laminate flooring, double radiator, telephone point, cupboard housing the gas meter, understairs storage cupboards one is housing the electric meter and consumer unit, stairs leading to the first floor, doors lead to the following rooms:

### Lounge

12'04 x 10'06

UPVC double glazed window to the front, wooden fire surround with laminate back drop and hearth, double radiator, picture rail, television point, new carpet, glazed wooden doors lead into:

### Dining Room

13'06 x 9'09

UPVC double glazed window to the rear, double radiator, picture rail, new carpet, door leads to a storage cupboard with a UPVC double glazed opaque window to the side and the boiler.

### Kitchen

10'04 x 6'01

UPVC double glazed door and windows to the rear, selection of wall and base units, integrated appliances include: four ring electric hob, 'Logic' electric oven with grill, overhead illuminated extractor fan, stainless steel sink and drainer, laminate work surfaces, tiled to splash backs, space for a dishwasher, under unit fridge and freezer, 'Beko' washing machine, vinyl flooring.

### Stairs and Landing

Aforementioned staircase leading to the first floor, loft hatch, doors lead to the following rooms:



### Bedroom One

13'03 x 9'03

UPVC double glazed window to the rear, radiator, new carpet, picture rail.

### Bedroom Two

12'03 x 9'03

UPVC double glazed window to the front, radiator, new carpet, television point, picture rail.

### Bedroom Three

10'08 x 6'09

UPVC double glazed window to the front, radiator, new carpet, picture rail.

### Bathroom

6'11 x 6'08

UPVC double glazed opaque window to the rear, three piece white suite comprising of: WC, pedestal wash hand basin, bath with glass shower screen and mains plumbed shower, double radiator, fully tiled walls, vinyl flooring, recessed spotlights.

### Outside

The front of the property is laid to gravel with a shrub border.

The rear garden is part tarmac, part paved has a small planting border, large shed, outside water tap and rear access gate.

### Other Details

Council Tax Band B (£1,788.57 per annum)

Energy Rating D

