



**WHARF STREET, LYTHAM ST. ANNES  
FY8 5DP**

**ASKING PRICE £210,000**

- WELL PRESENTED END TERRACED COTTAGE SET IN THE HEART OF LYTHAM TOWN CENTRE - OFFERED WITH NO CHAIN
- TWO BEDROOMS - BRIGHT AND SPACIOUS LOUNGE - KITCHEN - THREE PIECE BATHROOM
- SHORT WALK AWAY FROM LOCAL SHOPS, BARS, RESTAURANTS, LYTHAM GREEN AND GOOD TRANSPORT LINKS
- REAR COMMUNAL COURTYARD GARDEN - ENERGY 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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY  
 T 01253 711511 F 01253 711515 E info@countystateagentsltd.com





**Entrance**  
UPVC double glazed door to the side leading into;

**Entrance Hallway**  
Ceiling light, loft hatch, wood effect vinyl flooring, radiator. The hallway opens up to the kitchen. Door leading off the hallway to:

**Bathroom**  
7'1 x 6'  
UPVC double glazed obscure window to the side, three piece white suite, comprising: corner panelled bath with twin chrome taps, wall mounted 'Mira' shower controls and handheld shower attachment on riser rail, pedestal wash hand basin with twin chrome taps and WC with push button flush, tiled walls, wood effect vinyl flooring, ceiling light, cupboard housing 'Ideal' boiler, radiator and wall mounted mirrored vanity cabinet.

**Kitchen**  
9'7 x 6'2  
UPVC double glazed windows to the side and rear, fitted wall and base units with laminate work surfaces and inset one and half bowl stainless steel and drainer with chrome mixer tap, cupboard housing consumer unit, space for freestanding cooker, space and plumbing for washing machine, ceiling light, wood effect vinyl flooring, part tiled walls. Steps up and opening to:

**Lounge**  
15' (at widest point) x 11'9  
UPVC double glazed bay window to the front, carpeted staircase leading to the first floor, laminate flooring, radiator, under stairs storage cupboard, wall mounted gas fire, television point, spot lighting.

**First Floor Landing**  
UPVC double glazed window to the rear, carpeted flooring, ceiling light, loft access hatch. Doors leading to:

**Bedroom One**  
12'2 x 11'8  
UPVC double glazed window to the front, carpeted flooring, built-in wardrobe, radiator, television point, ceiling light.

**Bedroom Two**  
12'4 x 7'7  
UPVC double glazed window to the rear, carpeted flooring, ceiling light.

**Outside**  
Gated access leading to property entrance to the side. Concrete yard with raised planted area. Right of way for adjoining properties.

**Other Details**  
Tenure: Freehold  
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	