



WHARF STREET, LYTHAM ST. ANNES FY8 5DP

• TWO BEDROOMS - BRIGHT AND SPACIOUS LOUNGE - KITCHEN - THREE

- WELL PRESENTED END TERRACED COTTAGE SET IN THE HEART OF LYTHAM TOWN CENTRE OFFERED WITH NO CHAIN
- PIECE BATHROOM
- SHORT WALK AWAY FROM LOCAL SHOPS, BARS, RESTAURANTS, LYTHAM GREEN AND GOOD TRANSPORT LINKS

REAR COMMUNAL COURTYARD GARDEN - ENERGY RATING: TBC





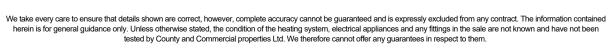














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ASKING PRICE £210,000



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)





