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



TRENT STREET, LYTHAM ST. ANNES FY8 5DE

ASKING PRICE £310,000

- DELIGHTFUL MID TERRACED PROPERTY, NESTLED IN HIGHLY SOUGHT AFTER LYTHAM LOCATION
- TWO DOUBLE BEDROOMS - OPEN PLAN LOUNGE/DINING ROOM - MODERN KITCHEN - LARGE FOUR PIECE FAMILY BATHROOM
- CLOSE TO THE TOWN CENTRE, LOCAL AMENITIES, MEDICAL CENTRE, TRANSPORT LINKS AND JUST A SHORT WALK TO LYTHAM GREEN
- SUNNY SOUTH FACING REAR GARDEN



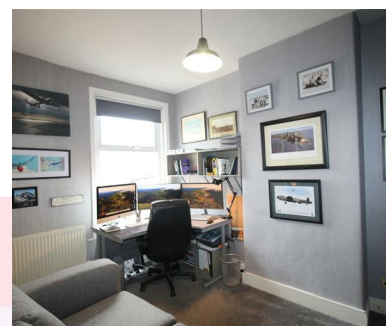
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Entrance

UPVC double glazed entrance door with leaded and opaque glass inserts leads into:

Porch

Wooden door with large glass insert and opaque glass insert above leads into:

Hallway

Varnished wooden flooring, radiator, stairs leading to the first floor, door leads into:

Open Plan Lounge/Dining Room

27'02 x 11'09
UPVC double glazed windows set within a walk in bay allowing plentiful light, UPVC double glazed French doors leading to the rear garden, two original cast iron fireplaces both have wooden mantels, decorative tiled surrounds and granite hearths, one is a living flame gas fire and the other is a wood burning fire, original alcove with shelving and drawers, two radiators, television and telephone points, varnished wooden flooring, door leads into:

Kitchen

12'11 x 7'10
Understairs storage, UPVC stable door to the side, two UPVC double glazed windows, good range of modern high gloss wall and base units with granite worksurfaces, integrated appliances include: four ring induction hob, overhead illuminated extractor fan, 'Bosch' double electric oven, fridge and freezer, wine cooler, 'Beko' dishwasher, 'Hoover' washer dryer, 'Cooke and Lewis' composite one and a half bowl sink with 'Insinkerator' steaming hot water tap, contemporary glass splashbacks, under unit lighting, modern vertical radiator, tiled flooring.

Stairs and Landing

Aforementioned staircase leading to the first floor landing, loft hatch with ladder leading to the fully boarded loft, doors lead to the following rooms:



Bedroom One

14'10 x 10'11 to the widest point
Large UPVC double glazed window to the front allowing plentiful light, fully fitted modern furniture, radiator.

Bedroom Two

10'09 x 9'05 to front of wardrobes
Large UPVC double glazed window to the rear allowing plentiful light, fully fitted wardrobes, radiator.

Bathroom

13'0 x 8'0
UPVC double glazed opaque window to the rear and further window to the side, four piece white suite comprising of: WC, pedestal wash hand basin, free standing roll top bath, large shower cubicle with waterfall shower and further shower attachment, traditional heated towel radiator, storage cupboard housing the combi boiler, part tiled walls, tiled flooring.

Outside

The front of the property is part Indian stone paved and part laid to gravel with shrub and planting borders.

The South facing rear garden is designed in two halves, the first half of the garden has an Indian stone paved patio with ample space for table and chairs and is surrounded by raised planters with well established shrubs and plants. The second half of the garden also has an Indian stone laid patio with a small summer house, a separate bin storage area and secure rear access gate.

Other Details

Tenure: Leasehold 865 years remaining
Ground Rent: £0.96 per annum
Council Tax Band C (£2,044.08 per annum)
Energy Rating: D

