



REDFERN WAY, LYTHAM ST. ANNES  
FY8 2FN

£895 PER MONTH

- IMMACULATELY PRESENTED AND UNFURNISHED SEMI DETACHED FAMILY HOME SITUATED WITHIN A STONES THROW OF ST ANNES BEACH
  - CLOSE TO ST ANNES TOWN CENTRE, BLACKPOOL AND BUS ROUTES
- TWO BEDROOMS - MODERN DINING KITCHEN - BRIGHT AND AIRY LOUNGE - THREE PIECE FAMILY BATHROOM - DOWNSTAIRS WC
  - SUNNY AND ENCLOSED REAR GARDEN - OFF ROAD PARKING SPACE - EPC RATING: B - AVAILABLE JUNE 2025

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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 door to the front which leads into;

**Entrance Hallway**  
Radiator, stairs leading up to the first floor landing, decorative tile effect vinyl flooring, doors leading to the following rooms;

**Downstairs WC**  
4'10 x 2'11  
UPVC double glazed opaque window to the front, two piece white suite comprising of: WC and wall mounted wash hand basin, radiator, decorative tile effect vinyl flooring, fuse box.

**Lounge**  
15' x 9'7  
UPVC double glazed window to the front, radiator, radiator, television and telephone points, wood effect laminate flooring, door leading into large cupboard providing plentiful storage space and with a light, door lading into;

**Dining Kitchen**  
12'8 x 8'1  
UPVC double glazed window to the rear, French doors leading out to the rear garden, good range of wall and base units, laminate work surfaces with incorporated one and half bowl stainless steel sink and drainer, tiled to splash backs, four ring gas hob with overhead illuminated extractor hood, integrated appliances include; 'Electrolux' electric oven, fridge freezer and 'Zanussi' washing machine, radiator, marble effect tiled flooring, space for dining table and chairs.

**First Floor Landing**  
Loft hatch and doors to the following rooms;



**Bedroom Two**  
12'9 x 8'2  
UPVC double glazed window to the rear, radiator, wood effect laminate flooring.

**Bathroom**  
6'3 x 5'6  
Three piece white suite comprising of; bath with overhead mains powered shower and further shower attachment, pedestal wash hand basin and WC, radiator, extractor fan, tiled walls, wood effect vinyl flooring, wall mounted mirror.

**Bedroom One**  
12'9 x 8'5  
UPVC double glazed window to the front, radiator, wood effect laminate flooring, cupboard providing plentiful storage space.

**Outside**  
To the front is an off road parking space, paved pathway to the front and side of the property, gate providing access to the rear garden. The rear garden is mainly paved with a large section laid with artificial grass.

**Other Details**  
Council Tax Band: B ( £1,876.99 per annum )

