



MYTHOP ROAD, LYTHAM ST. ANNES
FY8 4JP

£1,250 PER MONTH

- IMMACULATELY PRESENTED SEMI DETACHED FAMILY HOUSE IN HIGHLY SOUGHT AFTER LYTHAM LOCATION - UNFURNISHED
 - CLOSE TO LYTHAM GREEN, LYTHAM TOWN CENTRE, BARS, RESTAURANTS AND GOOD TRANSPORT LINKS & WITHIN A STONES THROW OF BOOTH'S SUPERMARKET AND MOTORWAY ACCESS
- 3 BEDROOMS - BRIGHT & AIRY LOUNGE - SPACIOUS DINING KITCHEN - THREE PIECE FAMILY BATHROOM
 - SOUTH FACING REAR GARDEN - GARAGE - OFF ROAD PARKING FOR SEVERAL VEHICLES
****AVAILABLE NOW****

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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 outer door to the front leading into;

Entrance Vestibule
Tiled flooring, UPVC sliding door with opaque inserts leads into;

Entrance Hallway
Large radiator, cupboard housing fuse box and electric meter, stairs leading to the first floor landing, doors to the following rooms;

Lounge
12'5 x 11'
Large UPVC double glazed window to the front, large radiator, stone fireplace housing living flame gas fire, television and telephone points, set of wall lights, coving, set of doors lead into;

Dining Kitchen
17'4 x 12'5
UPVC double glazed window to the rear, good range of contemporary wall and base units, marble effect laminate work surfaces with one and half stainless steel bowl sink and drainer, tiled to splash backs, overhead illuminated extractor hood, integrated appliances include: 'Zanussi' four ring gas hob and 'Cook and Lewis' electric oven, fridge freezer, plumbed for washing machine, tiled flooring, radiator, recessed spotlights, cupboard housing the gas meter which also provides storage space, UPVC door with double glazed opaque glass inserts to the side, French doors to the rear opening up to the rear garden.

First Floor Landing
UPVC double glazed window to the side, doors leading to the following rooms;



Bedroom One
12'6 x 10'5
Large UPVC double glazed window to the front, large radiator, television and telephone points.

Bedroom Two
12'5 x 9'10
UPVC double glazed window to the rear, radiator, television point.

Bedroom Three
12'5 x 9'10
Large UPVC double glazed window to the front, radiator, television point.

Bathroom
9' x 7'
Large UPVC double glazed opaque window to the rear, three piece white suite comprising of; bathroom with overhead mains powered shower and further handheld shower attachment, pedestal wash hand basin and WC, wall mounted towel heater, part marble effect pannelled walls, tiled flooring, extractor fan, recessed spotlights, loft hatch.

Garage
15'9 x 8'1
Accessed via up and over door, the garage has two single glazed windows to the side and door leading out to the garden.

Outside
The front garden is paved bordered by shrubs, bushes and established Blossom trees for ease of maintenance. To the side is a tarmacked driveway providing off road parking and a wooden gate providing access to the rear garden. Immediately to the rear of the property is a large patio area perfect for garden furniture, there is a large area laid with plum slate chippings bordered by shrubs and bushes.

Other Details



Council Tax Band: C (£2,122.00 per annum)
EPC rating: D

