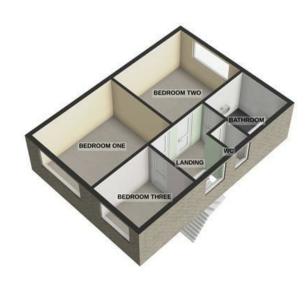


FIRST FLOOR 41.5 sq.m. (447 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2025

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@countyestateagentsltd.com





# CURZON ROAD, LYTHAM ST. ANNES FY8 3TE

• THREE BEDROOM SEMI DETACHED HOUSE IN POPULAR LOCATION

- CLOSE TO LOCAL SHOPS, SCHOOLS AND TRANSPORT LINKS
- LOUNGE OPEN PLAN KITCHEN / DINING ROOM CONSERVATORY DOWNSTAIRS WC
- SEPARATE WC AND BATHROOM LARGE REAR GARDEN GARAGE &























£189,950



#### **Entrance**

UPVC entrance door with opaque glass insert and windows to either side leads into;

#### Hallway

Stairs leading to first floor, radiator, under stairs storage cupboard housing meters, doors lead to the following rooms;

## Downstairs WC

4'4 x 2'6

UPVC double glazed opaque window to side, two piece white suite comprising of WC and wash hand basin, fully tiled walls, tiled floor, extractor fan.

#### Lounge

14'3 x 10'10

Large UPVC double glazed bay window to front, radiator, TV point, telephone point.

#### Dining Room

12'2 x 10'2

Two radiators, open to conservatory and archway to kitchen.

#### Kitchen

9' x 6'3

UPVC double glazed window to side, range of wall and base units with laminate work surfaces, integrated appliances include; stainless steel sink and drainer, four ring induction hob, double oven/grill, fridge, freezer, dishwasher, tiled walls, tiled floor, extractor fan.

## Conservatory

## 15'10 x 7'3

Dwarf brick built wall with UPVC double glazed windows and door leading out into rear garden, radiator, two wall lights.

## First Floor Landing

Accessed via aforementioned stairs, UPVC double



glazed window to half landing, loft access (loft is fully boarded and well insulated with light), doors lead to the following rooms;

## Separate WC

3'8 x 2'3

UPVC double glazed opaque window to side, white WC, tiled walls, tiled floor.

# Bathroom

6'2 x 6'1

UPVC double glazed opaque window to rear, two piece white suite comprising of pedestal wash hand basin and jacuzzi bath with overhead shower and glass screen, tiled walls, tiled floor, radiator, extractor fan.

## Bedroom Two

12'2 x 10'4

UPVC double glazed window to rear, radiator.

#### Bedroom One

12'4 x 10'4

UPVC double glazed window to front, radiator.

#### **Bedroom Three**

7'6 x 6'5

UPVC double glazed window to front, radiator.

#### Outside

The front garden is low maintenance with plant and tree borders, driveway leading to garage.

The large rear garden is laid to lawn and gravel with mature shrub and tree borders. There is a patio perfect for table and chairs.

# Garage

Brick built single garage with plumbing for washing machine, power and light.

#### Other Details

Tax Band - C (£2,145.13)



Tenure - Leasehold. Ground Rent - to be confirmed.



