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CURZON ROAD, LYTHAM ST. ANNES FY8 3TE

£189,950

- 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 & DRIVEWAY





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.

