



CURZON ROAD, LYTHAM ST. ANNES
FY8 3SE

£875 PER MONTH

- THREE BEDROOM END TERRACED FAMILY HOME IN POPULAR LOCATION
- LOUNGE - DINING KITCHEN - UTILITY ROOM - FAMILY BATHROOM
- CLOSE TO LOCAL SHOPS, SCHOOLS AND TRANSPORT LINKS
- GARAGE - OFF STREET PARKING FOR ONE-TWO VEHICLES - PETS WELCOME



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
UPVC double glazed door with opaque glass inserts leads into:

Hallway
Stairs leading to first floor, radiator, door leads into:

Lounge Open to Dining Kitchen
13'11 x 13'04
UPVC double glazed window to the front, two radiators, television point, laminate flooring, open to:

Dining Kitchen
28'03 x 8'03
UPVC double glazed patio doors leading to the garden, UPVC double glazed window, range of wall and base units with laminate work surfaces, integrated appliances include: four ring electric hob, electric oven with grill, fridge, composite sink with drainer, tiled to splashbacks, radiator, telephone point, space for freezer and tumble dryer, laminate flooring, doors lead to the following rooms:

Storage Cupboard
Good sized storage cupboard, housing the consumer unit, gas and electric meters.

Utility Room
12'06 x 4'06
UPVC double glazed window and door with opaque glass insert to the rear, wall and base units with laminate work surface, washing machine, 'Glowworm' boiler, radiator, laminate flooring, door leading to the garage.

Stairs and Landing
Aforementioned staircase, steps and doors leading to the following rooms:

Bedroom One
17'02 x 13'03
Two UPVC double glazed windows to the front, two radiators, shelving in the corner for storage.



Bedroom Two
UPVC double glazed window to rear, UPVC door with opaque glass insert to the side, radiator.

Bedroom Three
11'0 x 8'03
UPVC double glazed window to the rear, radiator.

Bathroom
8'04 x 5'09
UPVC double glazed opaque window to the rear, three-piece white suite comprising of: WC, pedestal wash hand basin and bath with overhead electric shower, tiled to splashbacks, radiator, wall mounted mirror, laminate flooring.

Outside
The front of the property is block paved providing off road parking for one to two vehicles.

The rear garden is laid to concrete with shrub and planting boards and a brick built outhouse providing storage.

Garage
Up and over door, power and light.

Other Details
Council Tax Band - C (£2,145.13 per annum)
Energy Rating - D
Off road parking for one to two vehicles

