



# CURZON ROAD, LYTHAM ST. ANNES FY8 3SE

£875 PER MONTH

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





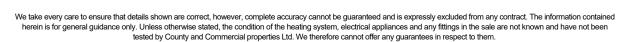














7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY T 01253 711511 F 01253 711515 E info@countyestateagentsltd.com











#### 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 worksurface, 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, threepiece 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





