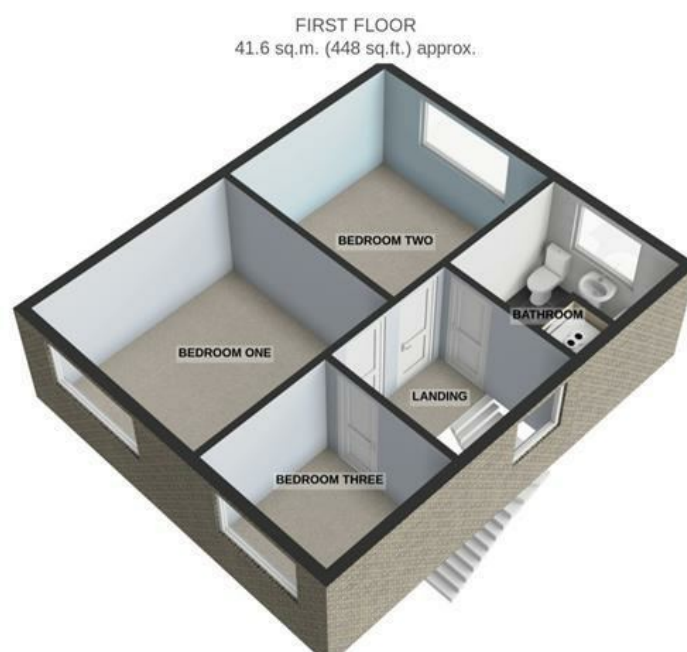




For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2025

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.



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WHALLEY PLACE, LYTHAM ST. ANNES FY8 3PU

ASKING PRICE £165,000

- WELL PRESENTED SEMI DETACHED FAMILY HOME IN HIGHLY CONVENIENT LOCATION OFFERED WITH NO CHAIN
- THREE BEDROOMS - BRIGHT AND SPACIOUS DINING LOUNGE - BREAKFAST KITCHEN - THREE PIECE BATHROOM
- WITHIN CLOSE PROXIMITY TO LOCAL SHOPS, SCHOOLS AND PARKS, ANSDELL MEDICAL CENTRE AND MOTORWAY ACCESS
- GENEROUSLY SIZED SUNNY REAR GARDEN - GARAGE & DRIVEWAY - EPC RATING: D***THE PROPERTY HAS SUFFERED FROM HISTORICAL MOVEMENT****





Entrance
Entrance gained via composite door leading into;

Entrance Porch
Large UPVC double glazed opaque window to the front, cupboard housing the meters and fuse box, door leading into;

Entrance Hallway
Stairs to the first floor landing, double radiator, under stair storage cupboard, doors lead to the following rooms;

Downstairs WC
4'3 x 2'6
Two piece white suite comprising of: WC and wall hung wash hand basin, tiled to splash backs, extractor fan, wall mounted mirror, wood effect vinyl flooring.

Dining Lounge
23'3 x 11'2
Large UPVC double glazed bay window to the front, large radiator, freestanding living flame effect electric fire on marble hearth, television and telephone points, plentiful space for dining table and chairs, coving, large UPVC double glazed window to the rear.

Breakfast Kitchen
12'11 x 9'
Good range of wall and base units, laminate work surfaces, one and half ceramic sink and drainer, tiled to splash backs, integrate appliances include; four ring gas hob with overhead illuminate extractor hood, 'Beko' electric double oven and fridge freezer, plumbed for a washing machine, radiator, space for small table and chairs, tile effect vinyl flooring, UPVC double glazed window to the rear, composite door leads out to the rear garden.

First Floor Landing
Large UPVC double glazed opaque window to the side, doors lead into the following rooms;



Bedroom Three
7'3 x 7'1
Large UPVC double glazed window to the front, radiator, coving.

Bedroom One
11'10 x 11'2
Large UPVC double glazed window to the front, radiator, fitted wardrobes, coving.

Bedroom Two
11'2 x 11'
Large UPVC double glazed window to the rear, radiator, television point.

Bathroom
8" x 7'10
Three piece white suite comprising of; bath with overhead mains powered shower, pedestal wash hand basin and WC, wall mounted heated towel rail, tiled walls, cupboard housing 'Worcester' combi boiler which also provides storage space, vinyl flooring, loft hatch, coving, UPVC double glazed opaque window to the rear.

Garage
17'10 x 9'1
Power, light, new roof, single glazed windows to side and rear.

Outside
The front garden is laid with gravel bordered by shrubs and bushes with large driveway to the side leading to a single brick built garage. The generously sized rear garden is laid to lawn bordered by shrubs, bushes and established trees perfect for relaxing in or entertaining guests, patio area immediately the rear providing an ideal place for garden furniture, external water point.

Other Details



Tenure: Freehold
Council Tax Band: C (£2,145.13 per annum)

